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# Young Robertson & Co.



## 3 VULCAN COURT, THURSO

This immaculately presented first floor flat would be perfect for the first time purchaser or buy to let investor. A great location, with amenities close by, the property benefits from gas central heating and uPVC double glazing, and is only a short walk from the town centre. Enjoying partial sea views, the bright and spacious accommodation comprises entrance vestibule with stairs leading up to the landing, bright and spacious lounge and modern fitted kitchen diner. There is also a convenient study, contemporary fitted bathroom and two spacious bedrooms with integral fitted wardrobes. At hand is ample parking to the front of the property. In excellent condition throughout viewing is highly recommended.

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**OFFERS OVER £75,000**

## Entrance

Partially uPVC front door. Telephone point. Wood effect vinyl flooring. Carpeted stairs to first floor.

## Landing

Hatch access to the loft space. Carpet. Radiator. Storage cupboard.

## Living Room **4.50m x 3.38m 14'9" x 11'1"**

Window to front with partial sea views. Carpet. Radiator. TV and telephone point.



## Kitchen/Diner **2.68m x 2.68m 8'9" x 8'9"**

Fully fitted modern kitchen with work top space and splash back tiling. 1½ bowl stainless steel sink. Fitted double oven with four ring gas hob above and extractor. Under counter fridge and washing machine included in the sale. Extractor. Concealed boiler. Spotlights to ceiling. Window to rear. Tile effect vinyl flooring. Radiator.

## Study/Office **2.48m x 1.40m 8'1" x 4'7"**

Window to front with partial sea views. Telephone point. Carpet. Electrics to wall.

## Bedroom 1 **3.51m x 3.35m 11'6" x 11'**

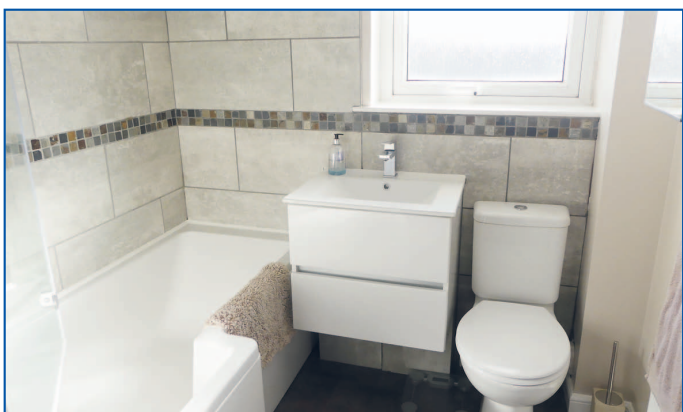
Window to front with partial sea views. Carpet. Radiator. Double sliding mirrored doors to built in wardrobe with fitted hanging rail and shelf. TV point.

## Bedroom 2 **3.07m x 2.93m 10' x 9'7"**

Carpet. Radiator. Double sliding mirrored doors to built in wardrobe with fitted hanging rail and shelf. Window to rear with views towards Thurso skyline.

## Bathroom **2.03m x 1.69m 6'7" x 5'6"**

WC with push top flush. Wash hand basin with mixer tap, set in wall hung vanity unit. Shower bath with glazed shower screen and Grohe electric shower. Mirrored bathroom cabinet to wall. Window to rear. Tile effect vinyl flooring. Radiator.



## General Information

The floor coverings, blinds and all curtains except for bedroom 1 are included in the sale. Some items of furniture may also be included. Home Report available from [property@youngrob.co.uk](mailto:property@youngrob.co.uk).

## Council Tax

The subjects are in band A. The Council Tax Band may be re-assessed by the Highland Council when the property is sold. This may result in the Band being altered.

## EPC

C

## Postcode

KW14 7JJ

## Entry

By arrangement.

## Viewing

By arrangement with our Thurso Office.

## Price

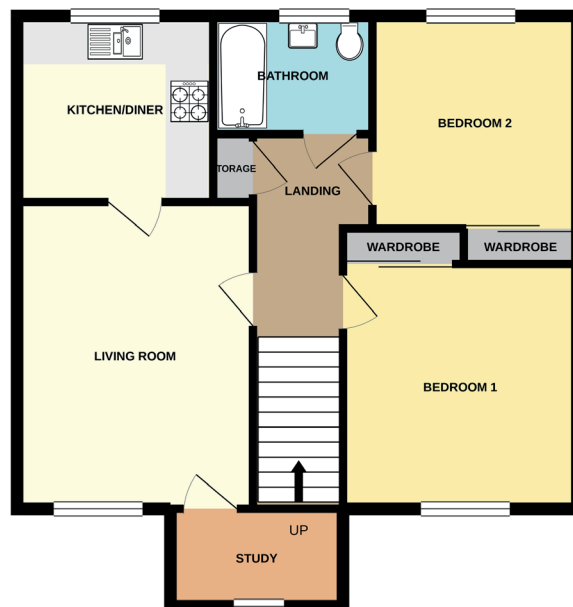
Offers Over £75,000 should be submitted to our Thurso Office.

## Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.

## Location

Thurso, one of the two main towns of the district has shopping, professional, medical and educational facilities. From Thurso there are regular bus and rail services south and from Wick airport, approximately 20 miles south there are regular scheduled air services. Inverness is approximately two hours' drive.



*Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.*

*The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers should verify the particulars on their visit to the property and note that the information given does not obviate the need for a full survey and all appropriate enquiries.*