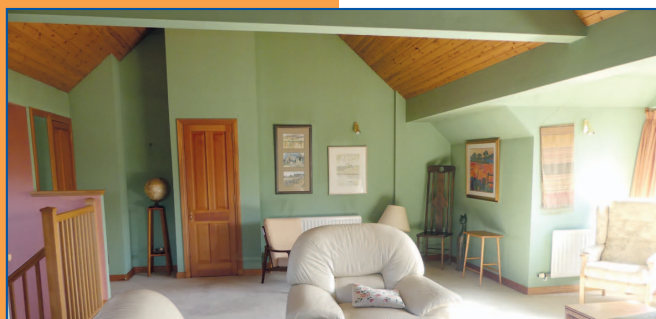




solicitors • estate agents

Young Robertson & Co.



**29 TRAIL STREET
THURSO KW14 8EG**
tel: 01847 896177
fax: 01847 896358
property@youngrob.co.uk
youngrob.co.uk

**21 BRIDGE STREET
WICK KW1 4AJ**
tel: 01955 605151
fax: 01955 602200
wick@youngrob.co.uk
youngrob.co.uk

12 BRABSTER STREET, THURSO

This unique and beautifully designed family home with integral garage offers bright and airy accommodation and is situated in an attractive conservation area that is very central to town. The property, which is in immaculate condition throughout boasts a central vacuum system, double glazed windows and gas central heating which is further enhanced by enclosed gas fire in the living room. Built approximately 24 ago the property extends internally to approximately 226m² and offers excellent storage throughout. From the entrance vestibule you enter into a large split level open plan room incorporating a hallway and dining area which enjoys double patio doors leading to the sheltered garden. This room also offers access to the family room/bedroom 5, WC and large fully fitted kitchen that leads onto the utility room. Upstairs from the first floor landing is the master bedroom with fitted wardrobes and en suite shower room, three further spacious double bedrooms and family bathroom. To the top floor is a large open plan living area. Making a great entertaining room with vaulted wood lined ceiling and customised drinks cupboard and excellent views to River Thurso. Viewing is highly recommended for the discerning viewer to fully appreciate this excellent family home.

caithnessproperty.co.uk 

OFFERS OVER £240,000

Entrance Vestibule 1.87m x 1.16m 6'2" x 3'9"

Hard wood front door with transom above. Flagstone flooring. Coat hooks to wall and fitted shelf. Telephone point. Door to open plan hallway/dining room.

Hallway/Dining 7.65m x 3.78m 25'1" x 12'4" x

Large split level room with hard wood flooring. Sliding patio doors to the patio. Two radiators. TV point. Window to side. Carpeted stairs to the first floor. Large under stairs storage cupboard offering excellent storage, coat hooks to wall, telephone point and housing the electrics. Hatch to the kitchen. Dimmer switch.

Kitchen 3.98m x 3.75m 13'1" x 12'3"

Fully fitted kitchen with various eye and base level units with work top space and splash back tiling. Services for dishwasher. Space for cooker and fridge freezer. Hanging pot rack from ceiling. Ample space for table and chairs. Window to rear. Vinyl flooring. Radiator.

Utility Room 3.75m x 1.68m 12'3" x 5'6"

Belfast sink with mixer tap and splash back tiling. Fitted work tops space and shelving. Services for washing machine, space for tumble dryer. Clothes pulley. Vinyl flooring. Radiator. Boiler. External door to side.

Family Room/Bed 5 3.75m x 3.71m 12'3" x 12'2"

Window to front. Carpet. Radiator. TV point.

WC 2.21m x 0.95m 7'3" x 3'1"

WC. Wash hand basin with splash back tiling and mirror above. Window to side. Hard wood flooring. Radiator.

Landing

Window to stairwell. Large walk in storage cupboard housing the hot water tank and fitted shelving. Carpet. Walk in cloak cupboard with hanging rail and shelving. Stairs to living room.

Master Bedroom 5.21m x 4.64m 17' x 15'2"

Double doors to built in wardrobe with hanging rail and shelf. Window to front. Carpet Radiator. Fitted mirrors and timber headboard fitting to walls. Door to en suite.

En Suite 2.82m x 1.80m 9'3" x 5'11"

Large shower enclosure with wet wall and thermostatic shower. Back to wall WC. Wash hand basin with mirror and shaver point light above. Fitted glass shelving. Extractor. Window to front. Radiator.

Bedroom 2 4.85m x 3.77m 15'11" x 12'4"

Window to rear with views to River Thurso. Wash hand basin with mirror and shaver point light above. Carpet. Radiator.

Bedroom 3 4.83m x 3.74m 15'10" x 12'3"

Window to rear with views to River Thurso. Carpet. Radiator.

Bedroom 4 3.63m x 3.34m 11'11" x 10'11"

Window to front. Two telephone points. Carpet. Radiator. Fitted shelving.

Bathroom 2.60m x 2.43 8'6" x 7'11"

Back to wall WC. Wash hand basin with mirror and shaver point light above. Bath fully tiled with thermostatic shower above and glazed shower screen. Carpet. Radiator. Window to side.

Living Room 7.66m x 6.43m 25'1" x 21'1"

Large room with open vaulted ceiling with wood lining. Window to front with views to Thurso River. Window to side. Carpet. Three radiators. Velux window to stairs. Caithness stone hearth and wooden mantle with gas fire insert. Wall lights. TV point. Fitted drinks cupboard with wash hand basin and splash back tiling. Two large walk in cupboards offering excellent storage.

Garage 5.30m x 3.61m 17'4" x 11'10"

Roll top door. Fitted shelving. Window to side. Cupboard housing Bel Air central vacuum system. Door to workshop.

Workshop 2.99m x 1.45m 9'10" x 4'10" max

Fitted work bench, shelving and window to side.

Garden

There is small low maintenance paved patio to the rear of the property and a pathway wraps around the side of the property. Bounded with harled block built walls and fencing.

General Information

This flexible living accommodation may also appeal to those looking for a property with rental or B&B potential. The floor coverings, curtains and blinds as fitted are included in the sale. Home Report available from property@youngrob.co.uk.

Council Tax

The subjects are in band F. 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 7AP

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers Over £240,000 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. Thurso is currently enjoying an upturn in commercial activity due to the Decommissioning of Dounreay, the expansion of Scrabster Harbour and of the local Business Park. Being located on the hugely successful NC500 tourist route has also had a huge boost to local business's large and small, encouraging visitors to stay longer and increase spend is helping to contribute towards developing economic growth in the Highlands.

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.

