



solicitors • estate agents

# Young Robertson & Co.



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## 2 MORTON COURT, THURSO

Superb opportunity to purchase this modern and recently refurbished two bedroom mid terraced split level property that offers a shared residents car park and is conveniently located to the centre of town. Within walking distance to all amenities the property enjoys superb sea views to the Pentland Firth and Scrabster, and benefits from town gas central heating and uPVC double glazed windows. With well proportioned rooms and offering excellent storage accommodation comprises entrance vestibule, inner hallway, living room and spacious modern kitchen diner. At lower level off the hallway is a contemporary fitted bathroom and two good sized double bedrooms. Outside to the rear of the property is a low maintenance split level garden which incorporates a raised decked platform from where to appreciate the fantastic views. Viewing is highly recommended.

**OFFERS OVER £88,000**

### **Vestibule** **1.84m x 1.23m 6' x 4'1"**

Partially glazed uPVC front door. Tiled flooring. Small cupboard housing the electrics. Glazed door to hallway.

### **Inner Hallway**

Carpet. Radiator. Oak banister and spindlers to top of carpeted staircase that leads to the lower floor. Large storage cupboard with fitted shelving, coat hooks, carpet and light.

### **Living Room** **5.07m x 3.60m 16'7" x 11'9"**

Window to front. Laminate flooring. Caithness stone fireplace currently not in use. TV and telephone point. Door to large storage cupboard with fitted shelving and offering excellent storage.

### **Kitchen/Diner** **5.89. x 1.86m 19'11" x 6'1" max**

Fully fitted modern kitchen with various eye and base level units with work top space and splash back tiling. Fitted gas oven with 5 ring hob. Services for washing machine, space for tumble dryer and large fridge freezer. Ample space for table and chairs. Large storage cupboard and large walk in shelved storage cupboard also housing the boiler. Two radiators. Wood effect vinyl flooring. Window to rear with superb views to the sea and Scrabster.

### **Hallway**

L-shaped carpeted hallway. UPVC door to garden. Radiator.

### **Bedroom 1** **4.44m x 3.47m 14'7" x 3'47" max**

Double aspect windows offering views towards Thurso River and the Pentland Firth and Scrabster. Carpet, radiator and TV point.

### **Bedroom 2** **3.50m x 3.48m 11'5" x 11'4"**

Window with views to the Pentland Firth and Scrabster. Carpet. Radiator. TV point.

### **Bathroom** **2.43m x 1.56m 7'11" x 5'1"**

Contemporary fitted bathroom with fully tiled walls and flooring. Shower bath with glazed shower screen and dual head thermostatic shower bar. Attractive fitted bathroom furniture offer fitted storage and with back to wall WC and fitted winged wash hand basin with mirror fitting with shelving above. Towel radiator. Window. UPVC lined ceiling with spotlights and extractor. Recessed fitted shelving.

### **Garden**

To the rear of the property is a split level garden with raised decking from where to enjoy the sea views. Steps lead down to lower level which is laid with artificial grass.

### **General Information**

The floor coverings, curtains and blinds as fitted are included in the sale. Some white goods may be available under separate negotiation. Home Report available from property@youngrob.co.uk.

### **Council Tax**

The subjects are in band B. 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**

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### **Postcode**

KW14 8DA

### **Entry**

By arrangement.

### **Viewing**

By arrangement with our Thurso Office.

### **Price**

Offers over £88,000 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.*