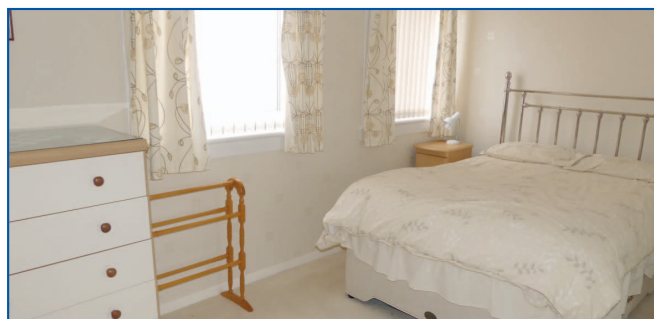
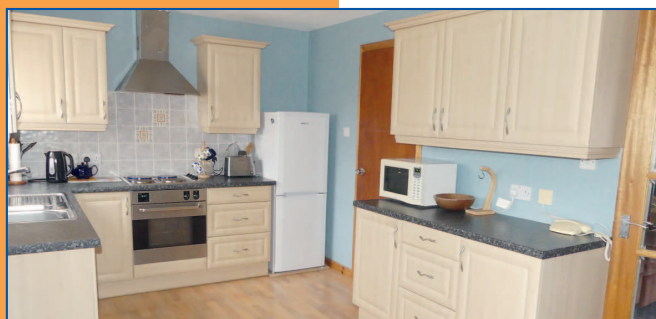




solicitors • estate agents

Young Robertson & Co.



**29 TRAILL 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

74 IRONSIDE PLACE, THURSO

Making an excellent property for the first time buyer or buy to let market is this two bedroom terraced property that has front and rear gardens, and private off-road parking. Offering excellent storage throughout the property benefits from electric heating and uPVC double glazing. Accommodation comprises front porch, hallway, living room, spacious kitchen diner and rear porch to the ground floor. Upstairs off the landing are two good sized bedrooms and a shower room. The rear garden incorporates a drying area and timber shed with gated access to the off-road parking area. Further parking is available adjacent to the property. In walk in condition and with no onward chain viewing is highly recommended.

OFFERS OVER £58,000

Front Porch

1.10m x 0.84m 3'7" x 2'9"

Partially glazed timber front door. Carpet. Partly glazed door to hallway.

Hallway

Carpet. Storage heater. Stairs to first floor with storage cupboard below. Cupboard with fitted shelf, housing the electrics.

Living Room

4.02m x 3.45m 13'2" x 11'4"

15 panel glazed door from hall. Two windows to front. Storage heater. TV point. Carpet. 15 panel glazed door to the kitchen diner.

Kitchen/Diner

5.35m x 2.89m 17'6" x 9'6"

Fully fitted kitchen with various eye and base level units with work top space and splash back tiling. 1½ bowl stainless steel sink. Stainless steel integrated oven with four ring hob and extractor above. Services for washing machine. Space for fridge freezer. Ample space for table and chairs. Large pantry/storage cupboard with fitted shelving. TV and telephone point. Wood effect vinyl flooring. Storage heater. Two windows to rear.

Rear Porch

0.89m x 0.86m 2'11" x 2'10"

Partially glazed door with transom above from kitchen. Carpet. Partially glazed uPVC exterior door.

Landing

Carpet. Hatch access to the loft. Shelved airing cupboard housing the hot water tank.

Bedroom 1

4.36m x 2.96m 14'3" x 9'8"

Two double mirrored sliding doors to built in wardrobe with hanging rails and fitted shelving. Two windows to front with views to skyline and surrounding countryside yonder. Large cupboard with hanging rails and shelving. Carpet. Panel heater.

Bedroom 2

3.38m x 2.96m 11'1" x 9'8"

Window to rear. Carpet. Panel heater. Large storage cupboard with fitted shelving. Telephone point.

Shower Room

1.93m x 1.84m 6'4" x 6'

WC. Wash hand basin. Corner shower enclosure with electric shower. Partial tiling to walls. Extractor. Carpet. Window to rear. Storage heater.

Garden

Small enclosed front garden laid to grass with paved pathway and steps leading to front door. To the rear the garden is bounded with ranch style fencing and includes a small paved patio and areas of grass that include a drying area and timber shed. There is also a private off-road parking area.

General Information

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 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

D

Postcode

KW14 7SN

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers Over £58,000 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.