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# Young Robertson & Co.



## 21 STROMA ROAD, THURSO

Situated on a generous corner plot is this two bedroom property with front porch and detached garage. Located in a popular residential area that is within comfortable walking distance of the town centre, local primary school and convenience store the immaculately presented accommodation is well laid out and in walk in condition however is in need of some modernisation. Benefitting from uPVC double glazing with newly installed electric panel heating accommodation comprises front porch, hall, living room/diner and kitchen to the ground floor. Upstairs off the landing are two double bedrooms and bathroom. Outside are fully enclosed and segregated well-maintained garden grounds that incorporate a drying area and timber shed. The driveway to the garage offers convenient and additional private off-road parking. With no onward chain the property would make an excellent purchase for the first time buyer or small family and viewing is highly recommended to appreciate all the property offers.

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## OFFERS OVER £90,000

### **Porch** **2.68m x 1.59m 8'9" x 5'2"**

Partially glazed timber front door. Double aspect windows with partial views to Scrabster Bay. Carpet. Glazed door to hall.

### **Hall**

Carpet and stairs to first floor. 15 panel glazed door to living room.

### **Living Room** **6.2m x 3.2m 20'4" x 10'6"**

Double aspect windows. Wooden mantelpiece with Caithness stone hearth and electric fire insert. Carpet. Panel heater. TV point. 15 panel glazed door to kitchen.



### **Kitchen** **4.74m x 2.72 15'6" x 8'11"**

Fitted eye and base level units with work top space and fitted stainless steel sink with drainer. Space for cooker and fridge. Services for washing machine, space for tumble dryer. Telephone point. Partially glazed uPVC door to garden.



### **Landing**

Carpet. Telephone point. Hatch access to the loft. Window to side with views to Scrabster Bay.

### **Bedroom 1** **4.11m x 2.79m 13'5" x 9'1"**

Window to front. Carpet. Shelved storage cupboard. Panel heater. Airing cupboard housing the hot water tank and fitted shelving.

### **Bedroom 2** **3.33m x 3.03m 10'11" x 9'11"**

Two storage cupboards with fitted shelving. Panel heater. Window to rear. TV point.

### **Bathroom** **2.05m x 1.80m 6'9" x 5'10"**

Bath with electric shower above. WC. Wash hand basin set in vanity unit with mirror above. Mirrored bathroom cabinet. Carpet. Window to rear.

### **Garage** **4.85m x 3.05m 15'9" x 10'**

Up and over door. Window and pedestrian door to side.

### **Garden**

The front of the property is a gated and has a small area of lawn with a paved pathway leading to the front door that wraps

around to the rear, passing the pedestrian access to the garage and side garden. The rear area is paved and includes a timber shed. Also to the side of the property is a large area of lawn, bounded with block built walls and bordered with occasional shrubs.

### **General Information**

The floor coverings, curtains and blinds as fitted are included in the sale. 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**

G

### **Postcode**

KW14 8JA

### **Entry**

By arrangement.

### **Viewing**

By arrangement with our Thurso Office.

### **Price**

Offers over £90,000 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.*