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Young Robertson & Co.



AN AIRIDH, 14 ROBERTSONS LANE, THURSO

An attractive two bedroom detached cottage with period features that is conveniently located close to the centre of town, all local amenities and scenic walks. With no outward chain the property benefits from town gas central heating, mains operated smoke alarms, custom made shutters, double glazed windows and doors throughout. With well-proportioned rooms the accommodation comprises entrance vestibule, living room with fireplace and double aspect windows, spacious kitchen diner, utility room with double Belfast sinks, two double bedrooms, shower room and inner hallway. To the rear is a compact sheltered garden and locally there is ample street parking. A stone shed could be incorporated into the internal accommodation. The property would be an ideal project for first time buyers, young families and retirement purchasers. Viewing is highly recommended for those wishing to refurbish.

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OFFERS OVER £85,000

Vestibule 1.64m x 1.50m 5'4" x 4'11"

Carpet. 15 panel glazed doors to both the living room and the kitchen. Hatch to attic space.

Living Room 4.77m x 3.75m 15'7" x 12'3"

Double aspect windows with fitted shutters, one of which has built in shelving below. Exposed original timber flooring. TV point. Fitted shelving unit to recess. Tiled fireplace with period hardwood mantle and Caithness stone hearth with an electric fire insert. Picture rail. Central ceiling rose. Radiator.

Kitchen/Diner 4.78m x 3.50m 15'8" x 11'5"

Fitted light oak kitchen with various eye and base level units. Stainless steel sink with mixer tap and drainer. Four ring gas hob with splash back tiling and extractor above. Deep recessed shelving alcove. Combination of carpet and quarry-tiled flooring. Window to front with fitted shutters. Two velux windows providing more natural daylight which are fitted with blinds and pole to close. Radiator. Steps up to shower room; step up to inner hallway.

Shower room 2.41m x 1.69m 7'11" x 5'

Shower enclosure with wet wall and Mira electric shower. Wet room flooring. W.C. Wash hand basin with mixer tap and splash back tiling. Radiator. Wood lined ceiling and partially wood lined walls.

Hallway 3.66m x 0.99m 12" x 3'3"

Split level carpeted hallway. Radiator.

Utility Room 3.63m x 1.76m 11'11" x 5'9"

Sliding glazed door from hallway. Two windows to rear. Combi Boiler (newly serviced). Fitted work top space. Double Belfast sink. Services for washing machine. Vinyl flooring. Clothes pulley. Coat hooks to wall. UPVC door to the garden.

Bedroom 1 4.78m x 3.23m 15'8" x 10'7"

15 panel glazed door with transom. Window to front with fitted shutters. Velux window providing more natural daylight fitted with blind. Exposed flooring. Fitted Ashley Ann bedroom furniture with wardrobes and overhead storage. Ashley Ann linen cupboard with shelving.

Bedroom 2 3.70m x 2.84m 12'2" x 9'4"

15 panel glazed door with transom. Window to front with fitted shutters and storage cupboard below housing the electrics. Ashley Ann light oak fitted wardrobes with overhead storage and fitted shelving unit to recess. Hatch to loft. Carpet. Radiator.

Garden

There is a small enclosed garden to the rear which is laid mainly to Caithness flagstone with a flower border, mature planting and pots. A pathway offers convenient access for refuse disposal at

one end. Steps and a second gate offer additional access to north elevation.

Stone Shed 9' 5" x 6' 00" 2.89m x 1.82m

A stone built shed with stone floor, slate roof and timber entrance door.

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 C. 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 7DF

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers over £85,000 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.

