

solicitors • estate agents

Young Robertson & Co.



28 DURNES STREET, THURSO

Situated in an excellent location within the town centre of Thurso is this spacious one-bedroom property that benefits from uPVC double glazing and town gas central heating. In walk in condition and with no onward chain the property has been successfully rented out by the current owner and is only a short walk from the beach, shops, bars and restaurants. Being sold fully furnished, accommodation comprises entrance hallway, spacious living room with dedicated dining area, modern fitted kitchen, inner split-level hallway, bathroom with four-piece suite, and large bedroom with storage cupboard and fitted wardrobe. An ideal purchase for any landlord, first-time buyer, or for someone looking to downsize and be close to all amenity's, viewing is highly recommended.

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OFFERS OVER £65,000

Entrance **3.13m x 1.79m 10'03" x 5'10"**

Partially glazed uPVC front door. Laminate flooring. 15 panel door and panels to inner wall and living room. Radiator. Coat hooks to wall. 15 panel glazed door to hallway.

Living Room **5.17m x 4.22m 16'11" x 13'10"**

Window to front. Laminate flooring. Two radiators. Spotlights. Cupboard housing electrics. Side unit concealing gas meter. TV point.



Kitchen **2.72m x 2.24m 8'11" x 7'04"**

Fully fitted kitchen with eye and base level units with work top space and splash back tiling. Stainless steel sink with mixer tap and drainer. Built in oven with four ring hob and extractor above. Washing machine and fridge. Wall mounted boiler. Radiator. Laminate flooring. Window to side.

Inner Hallway **6.60m x 1.18m 21'08" x 3'10"**

Split level hallway with a combination of laminate flooring and carpet. Radiator.

Bathroom **3.15m x 1.88m 10'04" x 6'02"**

Wash hand basin with splash back, shelf and mirror above. Large shower enclosure with wet wall and electric mira sport shower. Bath with splash back. WC. Extractor. Wood effect vinyl flooring. Radiator. Spotlights.

Bedroom **4.31m x 3.12m 14'02" x 10'03"**

Sliding doors to built in wardrobe with hanging rail. Carpet. Radiator. Window to rear. Door to large airing cupboard offering excellent storage. Spotlights.

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

C

Postcode

KW14 8BQ

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

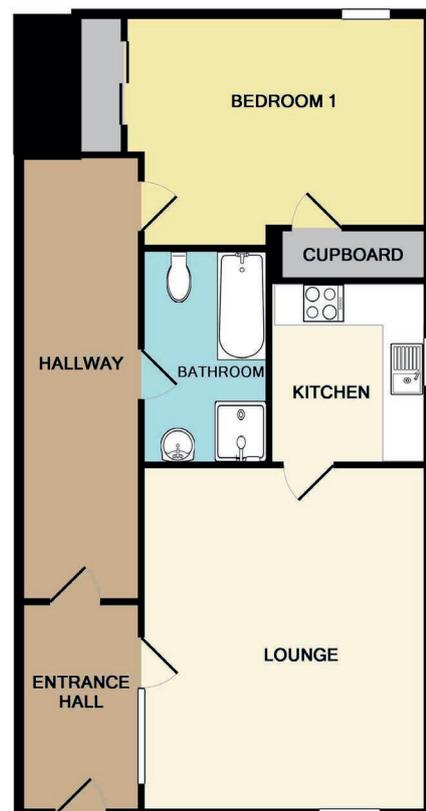
Offers over £65,000 should be submitted to our Thurso Office.

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.