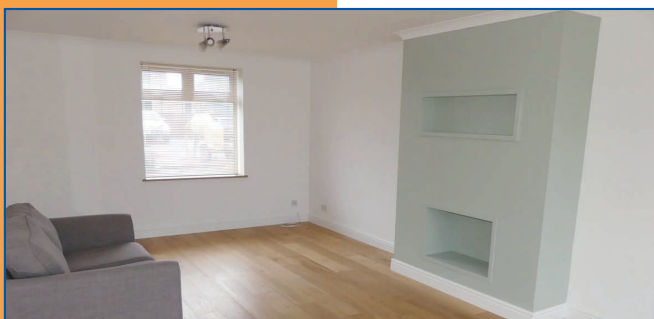




solicitors • estate agents

# Young Robertson & Co.



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## 1 DWARWICK COURT, THURSO

This spacious and attractive three-bedroom semi-detached property with attached utility area and garage, is located within the popular residential area of Mount Vernon. Convenient to local amenities, and within easy reach of the town centre it is spread over two levels and has been recently decorated throughout. Benefitting from oil central heating and uPVC double glazing this property is in walk in condition, and with no onward chain accommodation comprises vestibule, hallway, living room with double aspect windows, modern fitted kitchen/diner and WC to the ground floor. Upstairs off the landing are three good sized bedrooms, with one having integral fitted wardrobes and the other with fitted bedroom furniture. The spacious bathroom has a four-piece suite. Outside is a link attached utility room and garage. The front garden is open plan in design and there is a fully enclosed sheltered garden to the rear (new boundary fence currently being erected). Making an excellent home, perhaps for the growing family, early viewing is highly recommended.

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**OFFERS OVER £120,000**

### **Vestibule** **0.99m x 0.89m 3'03" x 2'11"**

Timber front door. Carpet. Four panel glazed door to hallway.

### **Hallway**

Under stairs storage cupboard with coat hooks, light and also housing the electrics. Laminate flooring. Carpeted stairs to the first floor.

### **Living Room** **6.6m x 3.83m 21'08" x 12'6"**

Double aspect windows. Carpet. TV point. Dimmer switch. Modern false chimney wall ideal for modern wall mounted fireplace. TV point.

### **Kitchen/Diner** **3.81m x 2.92m 12'6" x 9'7"**

Fully fitted kitchen with work top space and splash back tiling. Stainless steel sink with mixer tap and drainer. Fitted single oven and grill, with four ring hob and extractor above. Radiator. Laminate flooring. Spotlights.

### **Rear Lobby**

Tiled flooring. Timber exterior door with glazed panel to garden/garage.

### **WC** **1.53m x 0.83m 5' x 2'9"**

Window to side. WC. Laminate flooring. Plumbing in situ for wash hand basin. Partial wet wall, fitted shelf and mirror.

### **Landing**

Window to front. Carpet. Radiator. Hatch access to the loft.

### **Bathroom** **2.36m x 1.98m 7'9" x 6'6"**

Bath with part tiled surround. Quadrant shower enclosure, fully tiled with thermostatic shower. WC with push top flush. Wash hand basin with mixer tap, splash back tiling and mirror above. Window to side. Vinyl flooring. Towel radiator.

### **Bedroom 1** **3.91m x 3.17m 12'10" x 10'04"**

Window to front offering far reaching views across Thurso skyline, sea and Orkney yonder. Triple sliding mirrored doors to fitted wardrobes with hanging rail and various shelving. Carpet. Radiator.

### **Bedroom 2** **3.91m x 3.39m 12'10" x 11'1"**

Fitted bedroom furniture consisting of two fitted wardrobes, and drawer units. TV and telephone point. Carpet. Radiator. Window to rear with far reaching views to the surrounding countryside.

### **Bedroom 3** **2.86m x 2.37m 9'4" x 7'9"**

Window to rear with far reaching views to the surrounding countryside. Carpet. Radiator. Telephone point.

### **Garage/Utility Area** **5.54m x 2.79m 18'2" x 9'1"**

Services for washing machine. Stainless steel sink with double drainer. Boiler. Fitted work top space. Two windows. Up and over door. Power.

### **Garden**

The front of the property is open plan in design and is laid mainly to grass with a path leading to the front door. The rear garden is currently in the process of having a new boundary fence erected between the neighbouring property and is also laid mainly to grass incorporating a drying area and the oil tank. Gated access can also be found to the side of the property where the garage links to the house.

### **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 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 8QL

### **Entry**

By arrangement.

### **Viewing**

By arrangement with our Thurso Office.

### **Price**

Offers over £120,000 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.*