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# Young Robertson & Co.



## 57 ROYAL TERRACE, THURSO

Within comfortable walking distance to the town centre, local convenience store and primary school is this two-bedroom end-terraced property which sits on a nice corner plot boasting a large attractive garden to the rear. In need of some modernisation accommodation to the ground floor comprises entrance hallway, spacious living room with large picture window overlooking the garden, and kitchen diner. Upstairs are two good sized bedrooms off the hallway, one of which has integral fitted wardrobes, and a spacious shower room. Benefiting from uPVC double glazed windows and doors, and electric heating the property is likely to appeal to the first-time purchaser, small family or perhaps the buy to let market. Outside the well-established garden is fully enclosed with an area of lawn, patio, two greenhouses and garden shed. Ample on-street parking is available adjacent to the house. With an attractive outlook to both the front and rear, viewing is recommended.

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**OFFERS OVER £75,000**

## Hallway

Partially glazed UPVC front door, with decorative glazed panel to side. Carpet. Stairs to first floor. 15 panel glazed door to living room.

## Living Room **5.11m x 3.59m 16'9" x 11'9"**

Large picture window to the rear enjoying view to the garden. TV and telephone point. Window to front. Carpet. Contemporary wall mounted electric fire place. Panel heater. Cupboard housing the hot water tank. 15 panel glazed door to kitchen/diner.

## Kitchen/Diner **5.11m x 2.05m 16'9" x 6'8"**

Fitted kitchen with various base level units and one eye level unit, work top space and splash back tiling. Stainless steel sink with mixer tap and drainer. Space for cooker and fridge. Services for washing machine. Three windows and partially glazed uPVC door to garden. Ample space for table and chairs. Vinyl flooring.

## Landing

Carpet. Hatch access to the loft. Electric panel heater.

## Bedroom 1 **4.9m x 2.4m 16' x 8'**

Window to front with partial views to the surrounding countryside. Mirrored doors to fitted wardrobes with fitted shelving and hanging rails. Fitted storage cupboard. Carpet. Panel heater. TV point.

## Bedroom 2 **3.71m x 2.58m 12'2" x 8'5"**

Window to rear with views to the garden. Carpet. Panel heater. Wall light.

## Shower Room **2.04m x 1.65m 6'8" x 5'5"**

Corner shower enclosure with electric shower. Wash hand basin with mixer tap. WC with push top flush. Partially tiled walls. Panel heater. Vinyl flooring. Mirrored bathroom cabinet to wall. Window to rear.

## Garden

Fully enclosed mature garden grounds wrap around the property. Well established with borders of mature flowers and shrubs, an area of grass, patio area, pathways and stone chipped areas. There are two greenhouses and a garden shed, wall mounted fitted hose and drying area.

## General Information

The floor coverings, curtains and blinds as fitted are included in the sale. Some items of furniture may be available under separate negotiation. 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

E

## Postcode

KW14 8NW

## Entry

By arrangement.

## Viewing

By arrangement with our Thurso Office.

## Price

Offers Over £75,000 should be submitted to our Thurso Office.

## Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.

## Location

Thurso is currently enjoying an upturn in commercial activity due to the Decommissioning of Dounreay, the expansion of Scrabster Harbour and of the local Business Park. Being located on the hugely-successful NC500 tourist route has also had a huge boost to local business's large and small Encouraging visitors to stay longer and increase spend is helping to contribute towards developing economic growth in the Highlands.

One of the two main towns of the district, Thurso with a population of approximately 9,000, 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.*