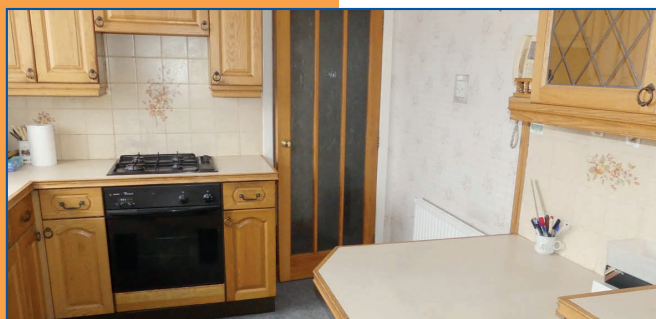




solicitors • estate agents

# Young Robertson & Co.



## 13 SPRINGPARK TERRACE, THURSO

Within comfortable walking distance to the town centre, local convenience store and primary school is this three-bedroom terraced property with attached garage and driveway offering parking for two years. In need of modernisation the property benefits from town gas central heating and principally timber double-glazed windows. Offering excellent storage accommodation comprises entrance vestibule, hallway, living room, kitchen diner, bathroom and rear vestibule to the ground floor. Upstairs are three good sized bedrooms off the hallway which also offers access to the loft. The front and rear gardens are laid mainly to grass and incorporate a drying area and timber shed with attached greenhouse. Close to a local play park this property would be ideal for the growing family and viewing is highly recommended to appreciate the potential the property offers.

29 TRAILL STREET  
THURSO KW14 8EG  
tel: 01847 896177  
fax: 01847 896358  
property@youngrob.co.uk  
youngrob.co.uk

21 BRIDGE STREET  
WICK KW1 4AJ  
tel: 01955 605151  
fax: 01955 602200  
wick@youngrob.co.uk  
youngrob.co.uk

caithnessproperty.co.uk 

**OFFERS OVER £84,000**

### **Vestibule** **2.02m x 0.94m 6'7" x 3'1"**

Timber front door. Carpet. Wood lined walls. Window to side. Door to under-stairs storage cupboard with fitted shelf, coat hooks and also housing the electrics.

### **Hallway**

Carpet. Radiator. Stairs to first floor.

### **Living Room** **4.4m x 4.13m 14'5" x 13'6"**

Window to front. Fitted shelving unit, fireplace with gas fire insert, and tall unit with fitted mirrors and light. TV and telephone point. Radiator. Carpet.

### **Bathroom** **2.41m x 2.09m 7'11" x 6'10"**

WC. Wash hand basin. Bath with electric shower and folding glass shower screen. Towel radiator. Wall mounted fan heater. Deeply silled window to rear. Carpet. Partially tiled walls. Mirror.

### **Kitchen** **4.26m x 2.75m 13'11" x 9'**

Various fitted eye and base level units with breakfast bar area, work top space and splash back tiling. Sink with mixer tap and drainer. Fitted electric oven with four ring gas hob and extractor above. Services for washing machine, space for fridge. Window to rear. Carpet tile. Sliding door to rear vestibule. Radiator.

### **Rear Vestibule** **1.29m x 1.08m 4'3" x 3'6"**

Glazed uPVC door to garden. Tiled flooring. Door to shelved storage cupboard. Coat hooks to wall.

### **Landing**

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

### **Bedroom 1** **4.03m x 3.15m 13'2" x 10'4"**

Window to front. Carpet. Radiator. Small fitted wardrobe to recess with fitted shelf and coat hooks.

### **Bedroom 2** **3.88m x 2.48m 12'9" x 8'1"**

Window to rear. Cupboard housing the hot water tank. Carpet. Radiator. Dimmer switch.

### **Bedroom 3** **3.57m x 2.87m 11'8" x 9'5"**

Window to rear. Carpet. Telephone point. Radiator. Cupboard housing fitted shelf and coat hooks.

### **Garage**

Up and over door. Window and door to side. Drive offers off-road parking for two cars.

### **Garden**

The gardens are laid mainly to grass with borders of hedging and shrubs. The rear is split level with a patio area and incorporates a drying area and timber shed with attached greenhouse. Outside tap.

### **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**

E

### **Postcode**

KW14 8NN

### **Entry**

By arrangement.

### **Viewing**

By arrangement with our Thurso Office.

### **Price**

Offers over £84,000 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.*