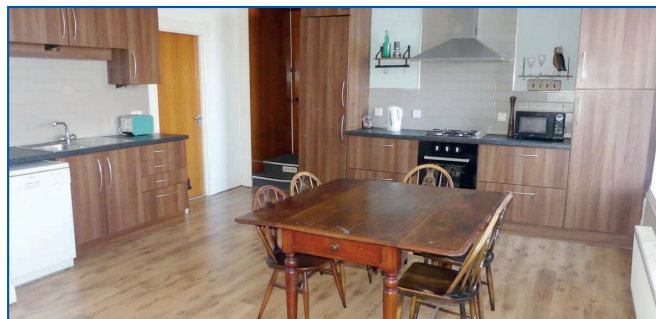




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1 SIR GEORGE'S STREET, THURSO

This 4/5-bedroom home will have huge appeal to a wide range of purchasers due to its flexible layout. Spread over three levels accommodation comprises entrance vestibule, spacious lounge, large modern fitted kitchen/diner, shower room and bedroom to the ground floor. There are three good sized bedrooms and a family bathroom from the split-level landing to the second floor, and a large attic room to the top floor. The property is up to HMO standard should the purchaser wish to apply for a licence for multiple occupancy and could also be easily divided to provide two rental incomes. It is also located on the popular NC500 route providing an excellent location with ample parking within the vicinity. Offering excellent storage throughout and benefitting from gas central heating and partial double-glazing viewing is highly recommended.

OFFERS OVER £115,000

Vestibule **2.13m x 1.47m 6'11" x 6'09"**

Hard wood front door with transom. Partial wood lining and coat hooks to wall. Cupboard housing electrics. Storage cupboard. Door and stairs to first floor. Partial laminate and tiled flooring. Radiator. Partially glazed door to kitchen.

Kitchen/Diner **5.70m x 4.73m 18'09" x 15'04"**

Modern fitted kitchen with eye and base level units with work top space and contemporary splash back tiling. Stainless steel sink with mixer tap. Fitted stainless steel oven with 4 ring gas hob and extractor above. Integrated fridge freezer. Services for dishwasher. Radiator. Laminate flooring. Three windows to front. Storage cupboard. Utility cupboard housing work top space with splash back tiling, extractor and services for washing machine.

Living Room **4.86m x 4.75m 14'11" x 15'07"**

Step up from kitchen. Window to front. Carpet. Two radiators. Recessed cupboard with shelving. TV and telephone point.

Bedroom 2 **5.35m x 3.88 12'09" x 11'07" max**

Window to rear. Carpet. Radiator. Recessed cupboard with shelving.

Shower Room **4.26m x 1.07m 13'11" x 3'04"**

WC with push top flushed. Built in shower with wet wall, electric shower and extractor. Wash hand basin with shaver point, light and mirror above. Fully tiled walls. Window to rear. Wood effect vinyl flooring. Radiator.

Landing

Split level landing with radiator and window to rear.

Bedroom 1 **4.88m x 4.33m 16'00" x 14'02"**

Two windows to front. Carpet. Two radiators. Recessed cupboard with shelving.

Bedroom 3 **3.63m x 3.27m 11'11" x 10'09"**

Window to rear. Carpet. Radiator. Hatch access to the loft. Cupboard housing the boiler.

Bedroom 4 **3.45m x 2.72m 11'03" x 8'11"**

Window to front. Carpet. TV point. Recessed built in bookcase.

Bathroom **2.02m x 1.8mm 6'07" x 6'02"**

WC with push top flush. Wash hand basin with splash back tiling, shaver point and mirror above. Fully tiled bath with electric shower. Built in shelving. Window to rear. Radiator. Vinyl flooring.

Attic Room **7.71m x 2.90m 25'03" x 9'06"**

Carpet. Two velux windows. Panel heater. Spotlights. Access to eaves.

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

D

Postcode

KW14 7AW

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

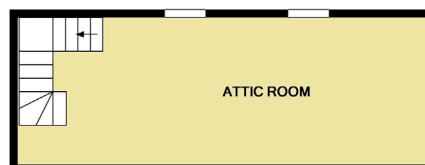
Offers over £115,000 should be submitted to our Thurso Office.

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.