



solicitors • estate agents

# Young Robertson & Co.



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## 28 PARK AVENUE, THURSO

This well presented two-bedroom property is conveniently located to a local bus stop, convenience store and primary school, and within comfortable walking distance to the town centre. The property benefits from gas central heating and uPVC windows and doors. Accommodation comprises hallway, living room and kitchen to the ground floor. Upstairs are two good sized bedrooms and bathroom with four-piece suite. Attractive fully enclosed gardens lie to the front and rear of the property with the rear being split-level and including a patio area, decorative walls and archway, area of lawn and good-sized block-built store. There is ample on-street parking locally. In walk in condition and making an excellent home for perhaps the first-time purchaser or buy to let market viewing is recommended.

[caithnessproperty.co.uk](http://caithnessproperty.co.uk) 

**OFFERS OVER £82,000**

## Hallway

UPVC front door with side panel. Carpet and stairs to first floor. Telephone point.

## Livingroom **5.50m x 3.24m 18' x 10'7"**

Double aspect windows. Wooden mantel piece with marble surround and real flame gas fire insert. Carpet. TV and telephone point. Two radiators.

## Kitchen **4.14m x 2.33m 13'7" x 7'7"**

Fully fitted modern kitchen with various eye and base level units, work top space and splash back. Stainless steel sink with mixer tap and drainer. Fitted electric single over with four ring gas hob and extractor above. Small cupboard housing the electrics. Storage cupboard with coat hooks and fitted shelving. Radiator. Laminate flooring. Window to rear. Partially glazed uPVC door to garden.

## Landing

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

## Bedroom 1 **4.78m x 2.59m 15'8" x 8'5"**

Window to front. Carpet. Radiator. Storage cupboard housing the combi boiler. TV point.

## Bedroom 2 **3.02m x 2.82m 9'11" x 9'3"**

Window to rear with partial views to Thurso skyline and sea yonder. Carpet. Radiator. TV point.

## Bathroom **2.63m x 1.70m 5'6" x 8'7"**

Quadrant shower enclosure with wet wall and electric shower. WC with push top flush. Bath with wet wall surround. Wash hand basin. Tile effect laminate flooring. Window to rear. R

## 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

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## Postcode

KW1 8JW

## Entry

By arrangement.

## Viewing

By arrangement with our Thurso Office.

## Price

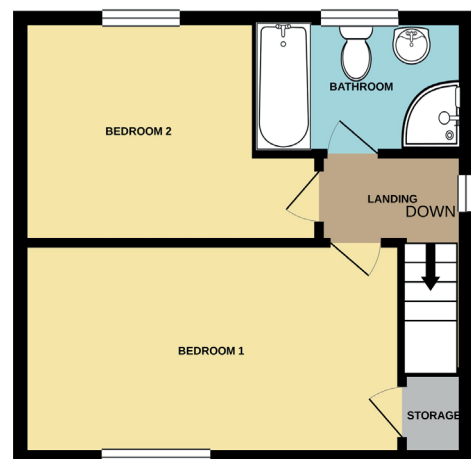
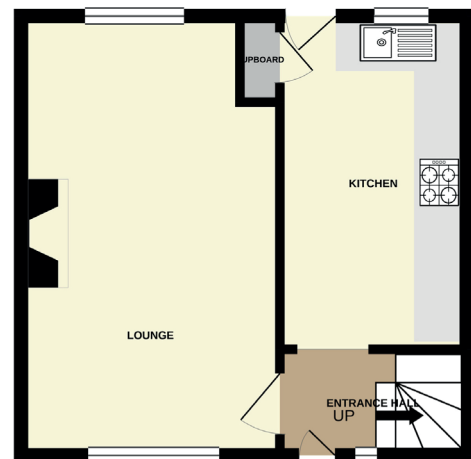
Offers over £82,000 should be submitted to our Thurso Office.

## 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.*