



solicitors • estate agents

# Young Robertson & Co.



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 

## 9 GERRY SQUARE, THURSO

In need of full renovation is this mid-terraced two-bedroom property, with rear extension, garden, store and timber shed. An excellent development opportunity and central location, the property is close to the town's local shops, restaurants, bars and seafront with attractive sandy beach. Upon entering the hallway doors lead to the downstairs double bedroom and living room, and stairs lead up to the first-floor double bedroom. The rear kitchen leads into the lobby which in turn offers access to the bathroom and sunroom. With gas central heating there is a fireplace in the lounge and UPVC double glazed windows and doors. Making a great 'fix and flip', or appealing perhaps to the buy to let market or Airbnb investor viewing is highly recommended.

**OFFERS OVER £43,000**

<b>Hallway</b>	<b>1.6m x 0.99m 5'3" x 3'3"</b>
<b>Living Room</b>	<b>4.68m x 2.68m 15'4" x 8'9"</b>
<b>Kitchen</b>	<b>2.79m x 2.06m 9'1" x 6'9"</b>
<b>Bedroom 1</b>	<b>4.21m x 2.98m 13'9" x 9'9"</b>
<b>Bathroom</b>	<b>2m x 2m 6'09" x 6'9"</b>
<b>Sun Room</b>	<b>2.76m x 2.14 9' x 7'</b>
<b>Bedroom 2</b>	<b>2.97m x 2.51 9'9" x 8'3"</b>

### General Information

Given the condition of the property it is not mortgageable and there is no requirement to provide a home report.

### 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 8BH

### Entry

By arrangement.

### Viewing

By arrangement with our Thurso Office.

### Price

Offers over £43,000 should be submitted to our Thurso Office.

### Office Hours

9.15 am - 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.*