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4 TROSTAN ROAD, THURSO

This four-bedroom semi-detached property is located in an excellent location, close to a local primary school, convenience stores and within comfortable walking distance to the town centre. A popular residential area, this attractive property is spread over two levels and benefits from uPVC double glazed windows, timber doors and thermostatically controlled electric panel radiators. Accommodation comprises vestibule and hallway, a bright and airy living room which leads into a study which boasts double French doors that leads out onto an attractive raised deck which is perfect for entertaining. The well-appointed modern fitted kitchen has high quality fitted integral appliances, and there is also a convenient downstairs WC and rear vestibule. Upstairs off the landing is a contemporary fitted bathroom and four double bedrooms. The large rear garden is fully enclosed and laid mainly to grass with a patio and several decked areas and a detached block-built store offering excellent storage. Making an excellent family home viewing is highly recommended.

OFFERS OVER £150,000

Vestibule **1.14m x 1.03m 3'8" x 3'4"**

Partially glazed timber front door. Laminate flooring. Glazed door to hall.

Hall

Laminate flooring. Window to side. Laminate flooring. Radiator. Small cupboard housing electric meter and consumer unit. Opening to under stairs offering storage.

Living Room **4.37m x 3.8m 14'4" x 12'5"**

Window to front. TV point. Carpet. Two radiators.

Study **3.8m x 1.83m 12'5" x 6"**

Patio doors lead out to raised decking and the garden. Laminate flooring. Radiator.

Kitchen **4.36m x 3.62m 14'4" x 11'10" max**

Modern fitted kitchen with work top space and splash back. Fitted Neff induction hob with extractor above. Bosch double oven and grill at eye level. Integrated Neff fridge freezer. Caron phoenix 1.5 bowl sink with mixer tap. Integrated Bosch dishwasher and washing machine. Ample space for table and chairs. Window to side. Tiled flooring. Spotlights.

Rear Vestibule **0.96m x 0.91m 3'2" x 3'**

Partially glazed timber door to garden. Coat hooks to wall. Partial wet wall and dado rail. Tiled flooring.

WC **1.28m x 0.91m 4'2" x 3"**

Window to side. Wood effect vinyl flooring. WC with push top flush.

Landing

Carpet. Window to stairwell. Hatch access to the loft. Shelved airing cupboard housing the hot water tank.

Bedroom 1 **4.83m x 3.22m 15'10" x 10'6"**

Window to front. Carpet. Radiator.

Bedroom 2 **3.54m x 2.51m 11'7" x 8'2"**

Window to side. Carpet. Radiator. TV point.

Bedroom 3 **2.97m x 2.89m 9'9" x 9'6"**

Window to rear with views to the garden, nearby school grounds, Thurso skyline and Scrabster yonder. Carpet. Radiator. TV point.

Bedroom 4 **2.67m x 2.5m 8'9" x 8'2"**

Window to rear with views to the garden, nearby school grounds, Thurso skyline and Scrabster yonder. Carpet. Panel heater. TV point.

Garden

The front garden is laid to grass and open plan in design. To the rear the fully enclosed garden has various areas of decking and is laid to grass with occasional trees and incorporates a drying area. Outside tap and side gate. A detached block-built store offers excellent storage.

General Information

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

E

Postcode

KW14 7NY

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers over £150,000 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.