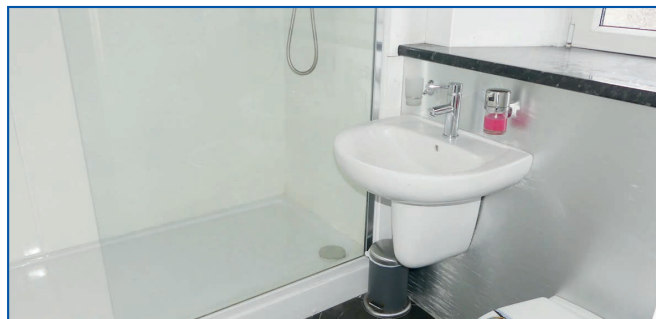


solicitors • estate agents

Young Robertson & Co.



22 SINCLAIR STREET, THURSO

This two-bedroom terraced property is excellently placed being close to the centre of town and all its amenities. Previously utilised as a successful holiday rental the property has just had its roof replaced and benefits from interlinked smoke alarms, gas central heating and uPVC windows and door. Accommodation comprises entrance hall and utility room to the ground floor with stairs leading up to the L-shaped landing. The open plan living room/kitchen benefits from an attractive exposed stone wall, boxed seating, double aspect windows and a modern fitted kitchen with fitted breakfast bar. There are two bedrooms and a shower room, and fitted folding stairs in the landing offer access to the loft which has dormer windows to both elevations and makes excellent use of space. A designated conservation area, there is ample on-street parking adjacent to the property which would make a great home for a first-time purchaser, or may appeal to the rental market. In walk-in condition and with no onward chain viewing is highly recommended to appreciate all the property offers.

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caithnessproperty.co.uk 

OFFERS OVER £95,000

Hallway

Partially glazed uPVC front door. Carpet and carpeted stairs to first floor. Fitted shelf and small cupboard housing electricity meter.

Utility Room **3.25m x 1.31m 10'8" x 4'3"**

Opening from hallway. Stainless steel sink with mixer tap and drainer, and unit below. Services for washing machine. Vinyl flooring. Window to front. Gas meter. Towel radiator. Fitted shelving. Ample space for tumble dryer.

Landing

L-shaped carpeted landing with window to rear offering excellent views to surrounding gardens and Thurso skyline. Shelved storage cupboard. Fitted folding staircase to attic which is floored with a dormer window to front. Spotlights

Living Room/Kitchen **4.97m x 4.63m 16'3" 15'2" max**

Double aspect windows with the rear again enjoying views to the surrounding gardens and Thurso skyline. Exposed stone feature wall. L-shaped box seating with convenient storage units to base. Fully fitted kitchen with fitted breakfast bar, work top space and splash back. Fitted four ring gas hob and oven with extractor above. Space for fridge. 1.5 stainless steel sink with drainer. Carpet to living room area and vinyl flooring to kitchen area. Two radiators. TV point. TV and telephone point.

Bedroom 1 **2.83m x 2.53m 9'3" x 8'3"**

Window to rear with views to surrounding gardens and Thurso skyline. Carpet. Telephone point. Radiator. Fitted shelving bracket.

Bedroom 2 **2.83m x 2.29m 9'3" x 7'6"**

Window to front. Radiator. Carpet. Fitted shelving bracket. Shelved unit to recess.

Shower Room **2.08m x 1.73m 6'10" x 5'8"**

Large shower enclosure with wet wall and thermostatic shower bar. Wash hand basin with mixer tap. WC. Mirror to wall with shaver point light. Towel radiator. Tile effect vinyl flooring. Extractor. Window to front.

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

Currently registered as a self-catering unit the Council Tax Band will be re-assessed by the Highland Council when the property is sold.

EPC

D

Postcode

KW14 7AQ

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers Over £95,000 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.