



solicitors • estate agents

# Young Robertson & Co.



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## 4 CALDER SQUARE, CASTLETOWN

Located within a quiet cul-de-sac is this two-bedroom home that enjoys lovely views across the surrounding countryside to the Pentland Firth and Dunnet Head. A popular residential area, and close to all local amenities the property benefits from double glazed windows and oil central heating. Accommodation to the ground floor comprises hallway with large walk-in storage cupboard, living room with double aspect windows and feature fireplace with electric fire insert, and a fully fitted kitchen to the ground floor. Upstairs off the landing is the fully tiled bathroom and two spacious double bedrooms, both of which offer fitted storage and enjoy and lovely outlook. The fully enclosed rear garden incorporates two detached block-built stores and there is ample on street parking adjacent. Perhaps appealing to a first-time purchaser, young family or buy to let market viewing is highly recommended.

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

**OFFERS OVER £62,500**

## Hallway

Partially glazed uPVC front door. Tile effect vinyl flooring. Radiator. Opening to large under stairs storage cupboard. Carpeted stairs to first floor. Coat hooks to wall. Telephone point.

## Living Room **4.59m x 3.73m 15'1" x 12'2"**

Double aspect windows. Carpet. TV and telephone point. Fireplace with tiled surround, wooden mantle, Caithness stone hearth and electric fire insert.

## Kitchen/Diner **3.48m x 3.14m 11'5" x 10'3"**

Fully fitted kitchen with various eye and base level units, breakfast bar, work top space and splash back. Space for cooker and fridge, services for washing machine. Stainless steel sink with mixer tap and drainer. Wood lined ceiling with spotlights. Partial wood lining to walls with dado rail. Tile effect vinyl flooring. Window to rear. Partially glazed uPVC door to rear garden.

## Landing

Carpet. Hatch access to the loft.

## Bedroom 1 **4.48m x 2.92m 14'8" x 9'7"**

Window to front with views across surrounding countryside to the Pentland Firth and Dunnet Head. Fitted shelving to recess. Opening to fitted wardrobe with hanging rail and fitted shelving. Carpet. Radiator.

## Bedroom 2 **3.45m x 2.95m 11'3" x 9'8"**

Window to side with views across surrounding countryside to the Pentland Firth and Dunnet Head. Carpet. Radiator.

## Bathroom **2.3m x 1.48m 7'6" x 4'10"**

WC with push top flush. Bath with electric shower above. Wash hand basin with mixer tap and mirror above. Fitted shelving to recess. Fully tiled walls and flooring. Window to side. Radiator. Wood lined ceiling.

## Garden

Fully enclosed rear garden that is mainly laid to grass and bounded with a combination of block-built walls and timber fencing. Two detached block-built stores offer excellent storage.

## 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

KW14 8UP

## Entry

By arrangement.

## Viewing

By arrangement with our Thurso Office.

## Price

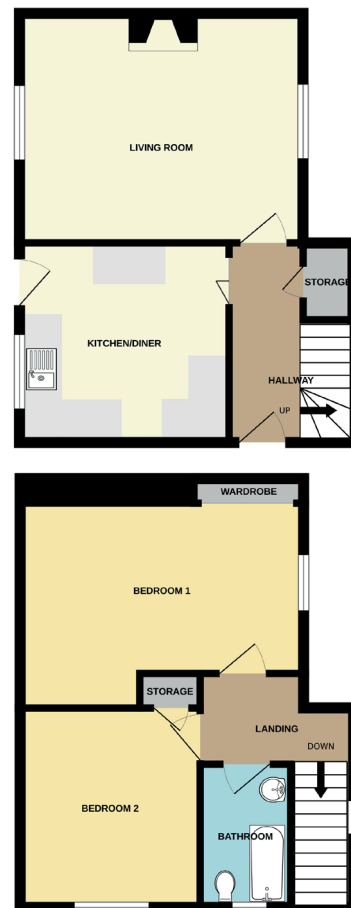
Offers over £62,500 should be submitted to our Thurso Office.

## Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.

## Location

Castletown, approximately 5 miles east of Thurso, provides local shopping facilities, takeaways, primary school and doctor's surgery. From Castletown there is a school bus service to Thurso High School and a regular bus service to both Thurso and Wick. Bus and train services south are available from Thurso and Wick, with Wick Airport, approximately 20 miles by road. Inverness is within 2 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.*