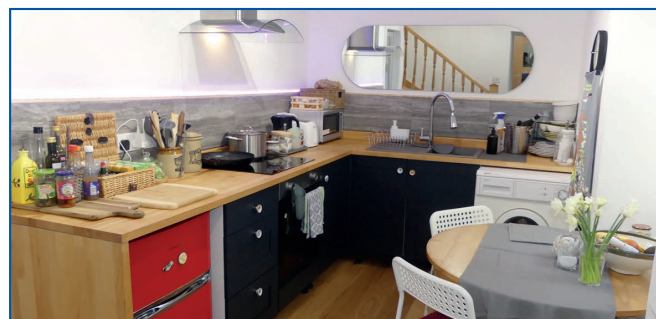




solicitors • estate agents

Young Robertson & Co.



HARBOUR COTTAGE, SCRABSTER, THURSO

This beautifully presented two-bedroom cottage is situated in the busy fishing village of Scrabster. Recently fully renovated throughout this stylish property enjoys superb views over the harbour and benefits from uPVC double glazed windows and doors and oil central heating which is further enhanced by a cosy wood burning stove in the living room. Spread over two levels, the property is accessed through the side porch which opens into the modern fitted kitchen which in turn offers access to the living room and stairs to the first floor. Both ground floor rooms boast attractive hard wood flooring, each having two deeply silled windows (with a boxed seating area to the living room) which flood the property with natural light. Upstairs off the landing are two double bedrooms and an attractive shower room. Ample on street parking is available locally. An excellent location with lovely walks and beach close by, café's, a bar and restaurants on your doorstep, yet only a short distance from Thurso the property may appeal to the holiday let market, or perhaps those looking to be close to town, yet enjoy the local areas amenities. In walk in condition and with no onward chain viewing is highly recommended.

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caithnessproperty.co.uk

FIXED PRICE £120,000

Side Porch

1.95. x 1.32m 6'5" x 4'4"

Partially glazed uPVC front door. Tiled flooring. Window to rear. Wall light. Coat hooks to wall. Radiator. Glazed door to kitchen.

Kitchen

5.46m x 2.1m 17'6" x 6'11" max

Attractive fitted kitchen with base level units, solid wood worktops and upstand and contemporary fitted tiles to wall. Fitted single oven with four ring hob and extractor above. Sink with flexible mixer tap and drainer. Space for fridge. Services for washing machine. Two deeply silled windows to rear. Large vertical radiator. Mirror to wall. Hard wood flooring. Carpeted stairs with glazed panel to living room. Space for table and chairs.

Living Room

4.85m x 3.07m 15'11" x 10'01"

Twin deeply silled windows to front, one of which has an attractive boxed seating area and storage below. Newly installed wood burning stove set-in beautiful mantel piece with cast iron surround and Caithness stone hearth. Radiator. Telephone and sky connection. Hard wood flooring. TV point. Storage cupboard offering excellent storage and housing the electrics.

Landing

2.27m x 1.88m 7'5" x 6'2"

Carpet. Hatch access to the loft.

Bedroom 1

4.84m x 2.48m 15'10" x 8'1"

Window to front offering views across the harbour. Carpet. Radiator.

Bedroom 2

2.85m x 2.68m 9'4" x 8'9"

Window to rear. Carpet. Radiator.

Shower Room

1.91m x 1.62m 6'3" x 5'4"

Fitted work top space, fully tiled with counter top wash hand basin and contemporary fitted mixer tap. Quadrant shower enclosure, fully tiled with dual thermostatic shower bar. WC with push top flush. Extractor. Velux window. Tiled flooring. Towel radiator. Coat hooks to door.

Courtyard

A timber gate to the side of the property opens into a private and sheltered paved courtyard that offers access to the property itself, and wraps around the property to the rear. Bounded with block-built walls and timber fencing you can find a lean-to timber store and oil tank to the rear.

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

The subjects are in band B. 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

D

Postcode

KW14 7UJ

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

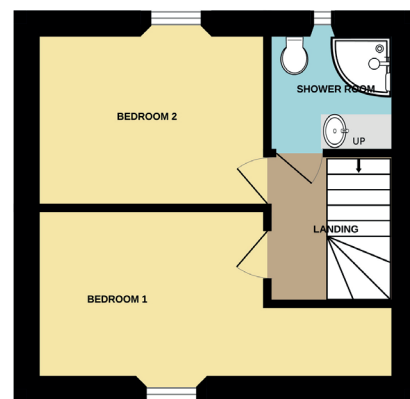
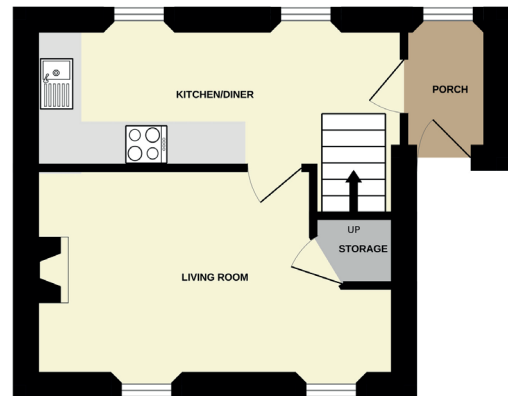
Fixed Price £120,000. Offers should be submitted to our Thurso Office.

Office Hours

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

Location

A popular coastal location with a busy fishing port and harbour, which possesses a strong local supply chain and is one of the UK's top whitefish and shellfish landing ports. NorthLink Ferry Service operates on a daily basis to Orkney, situated approximately one mile from Thurso. 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.