



solicitors • estate agents

# Young Robertson & Co.



## 12 PROVOST SINCLAIR ROAD, THURSO

This two-bedroom end terraced bungalow, with gardens and private off-road parking, is situated in a convenient location within Thurso, close to local convenience stores, bar, restaurant and cinema, schools and college. Offering excellent storage throughout the property benefits from electric heating and uPVC windows and doors. In walk in condition and with no onward chain. Accommodation comprises entrance vestibule, hallway, living room with double aspect windows, spacious modern kitchen diner, recently fitted wet room and two double bedrooms. Outside is a large low maintenance garden that incorporates private off-road parking. This area would also be suitable for extending the property or building a garage (subject to suitable planning consent). Within walking distance to the town centre viewing is highly recommended to appreciate all this property offers.

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**OFFERS OVER £75,000**

## Vestibule

Partially glazed uPVC front door. Carpet. Two storage cupboards. Glazed door to hallway.

## Hallway

Carpeted hallway offering a cloak cupboard with fitted shelving and hatch access to the loft. Two additional storage cupboards. Telephone point. Electric panel heater.

## Living Room **5.98m x 3.21m 19'7" x 10'6"**

Double aspect windows. Tiled open fireplace with electric fire insert. Carpet. Wall lights. Two contemporary vertical panel heaters. TV and telephone point.

## Kitchen **3.99m x 3.4m 13'1" x 11'**

Modern fitted kitchen with various eye and base level units, breakfast bar area, work top space and splash back. Space for cooker. Sink with mixer tap and drainer. Wood effect vinyl flooring. Spotlights. Window to rear. TV point.

## Bedroom 1 **3.39m x 3.09m 11'1" x 10'1"**

Window to rear. Carpet. Panel heater. TV point.

## Bedroom 2 **3.39m x 2.81m 11'1" x 9'2"**

Window to front. Carpet. Panel heater. TV point.

## Wet Room **2.01m x 1.99m 6'7" x 6'6"**

Vinyl flooring, and walls lined with wet wall. WC with push top flush. Electric shower, wall mounted shower and half height shower enclosure. Wash hand basin. Extractor. Window to rear. Extractor. Towel radiator.

## Rear Vestibule **1.67m x 1.11m 5'6" x 3'7"**

Services for washing machine. Wood effect vinyl flooring. Partially glazed uPVC door to garden.

## Garden

The front and rear gardens are all low maintenance with the rear offering off-road parking for several cars. An ample area for extending the property or building a garage subject to suitable planning consent. Outside tap and light. A timber shed is also included in the sale.

## 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

E

## Postcode

KW14 7AS

## Entry

By arrangement.

## Viewing

By arrangement with our Thurso Office.

## Price

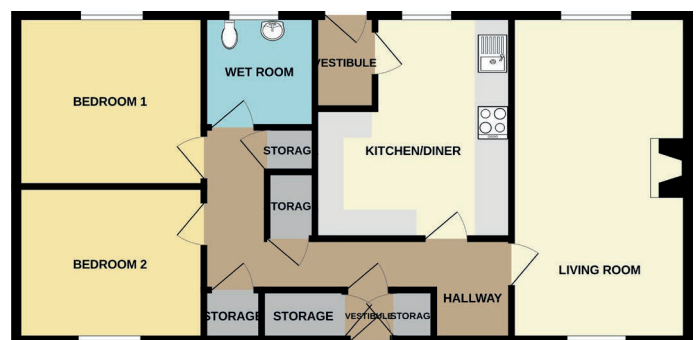
Offers over £75,000 should be submitted to our Thurso Office.

## 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.*