



solicitors • estate agents

# Young Robertson & Co.



**29 TRAILL STREET  
THURSO KW14 8EG  
tel: 01847 896177  
fax: 01847 896358  
property@youngrob.co.uk  
youngrob.co.uk**

**21 BRIDGE STREET  
WICK KW1 4AJ  
tel: 01955 605151  
fax: 01955 602200  
wick@youngrob.co.uk  
youngrob.co.uk**

## 1 STRATHMORE PLACE, THURSO

This immaculately presented three-bedroom semi-detached property, with rear extension and front porch, is located in an excellent location, close to local shops and within a short walk to local schooling and the town centre. A popular residential area, this spacious property is spread over two levels and benefits from uPVC double glazed windows and doors, and town gas central heating. Accommodation to the ground floor comprises front porch and hallway, a bright and spacious living room, Ashley Ann fitted kitchen/diner with integrated appliances and Amtico flooring, large rear vestibule, modern fitted utility room and convenient downstairs WC. Upstairs off the landing are three bedrooms, with the largest room having attractive grey fitted Ashley Ann furniture, and there is a contemporary fitted shower room with large walk-in shower. Outside the front and side garden is laid to lawn and open plan in design, while the rear sheltered garden offers a paved patio with raised flower bed, and lawn. The attached store/boiler room has a radiator and power and could possibly even be converted into a great little office for those that work from home. Ample on street parking is adjacent to the property. With no onward chain and in walk in condition viewing is highly recommended.

caithnessproperty.co.uk 

**OFFERS OVER £142,000**

## **Porch** **2.31x 1.44m 7'7" x 4'8"**

Glazed uPVC front door with side panels. Tiled flooring. Radiator. Window to front. 15 panel glazed door to hallway.

## **Hallway**

Carpet. Radiator. Stairs to first floor with fitted shelving below and decorative wood panelling. Window to stairwell. Telephone point.

## **Living Room** **6.3m x 3.33m 20'8" x 10'11"**

Double aspect windows. Two radiators. Carpet. TV point.

## **Kitchen** **4.08m x 3.16m 13'4" x 10'4"**

Ashley Ann fitted kitchen with various eye and base level units, work top space and splash back tiling. Fitted Neff double oven with induction hob and extractor above. Integrated microwave. Dishwasher. 1.5 bowl sink with mixer tap and drainer. Contemporary vertical radiator. Window to side and rear offering views to the garden. Spotlights. TV point. Amtico flooring. 15 panel glazed door to rear vestibule.

## **Rear Vestibule/Utility Room**

Spacious and convenient area offering uPVC doors to both the rear and side of the property. Coat hooks and Portoflex finish to walls. Spotlights. Tiled flooring. Radiator. Open plan to utility area which has various eye and base level units with work top space and stainless-steel sink with drainer. Washing machine and tumble dryer. Integrated freezers.

## **WC** **1.75m x 1.17m 5'9" x 3'10"**

Partially tiled walls with dado rail. WC. Wash hand basin. Towel radiator. Extractor. Tiled flooring.

## **Landing**

Carpet. Shelved airing cupboard with radiator. Window to side. Hatch access with fitted Ramsey ladder to fully floored loft which also has fitted lighting. Radiator.

## **Bedroom 1** **4.33m x 2.91m 14'2" x 9'6"**

Window to rear with views to the garden. Attractive fitted Ashley Ann bedroom furniture including drawer and bedside units, wardrobes and vanity unit. Carpet. Radiator. TV and telephone point. Wall lights.

## **Bedroom 2** **3.29m x 2.89m 10'9" x 9'5"**

Window to front. Carpet. Radiator. Fitted corner unit at base level.

## **Bedroom 3** **3.95m x 2.29m 12'11" x 7'6" max**

Window to front. Carpet. Radiator. TV point. Wall lights and fitted glass shelving. Steps up to over stairs area that offers a fitted drawer unit and wardrobe with hanging rail. Coat hooks to door.

## **Shower Room** **2.15m x 1.74m 7' x 5'8"**

Large walk-in shower enclosure with wet wall and dual thermostatic shower. Extractor. Fitted bathroom furniture with back to wall WC and wash hand basin. Towel radiator. Window to rear. Vinyl flooring.

## **Store/Boiler Room** **2.86m x 1.39m 9'4" x 4'7"**

Boiler. Hatch access to rear extension. Spotlights. Radiator. Power and light.

## **Garden**

The front garden is laid mainly to grass and open plan in design. To the rear is a sheltered garden with attractive paved patio and area of lawn, bounded with block-built

walls and attractive timber fencing with a gate to the side. Outside lights, plugs and tap can also be found.

## **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**

C

## **Postcode**

KW14 7PU

## **Entry**

By arrangement.

## **Viewing**

By arrangement with our Thurso Office.

## **Price**

Offers over £142,000 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.*