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Young Robertson & Co.



20 THORKEL ROAD, THURSO

This two-bedroom detached bungalow with partial sea views, attached garage, drive and gardens is quietly tucked away in a sought after location, which is within comfortable walking distance to local amenities and the town centre. With flexible living accommodation the property benefits from uPVC double glazed windows and doors, and gas central heating that is further enhanced by a fireplace in the living room with gas fire insert. Internally, the layout is comfortably proportioned, featuring a vestibule, hallway and box windowed living room with fireplace that is open plan to the dining room. The attractive fitted kitchen with integrated appliances has ample space for table and chairs and enjoys double aspect windows with a door leading onto the utility room. There are two spacious bedrooms, one of which is split level, while the other boasts fitted bedroom furniture offering excellent storage. The generous bathroom benefits from a five-piece suite and offers further scope to create both an ensuite and family bathroom subject to suitable planning consents. Outside the private and sheltered garden offers a small area of lawn to the front, and the side and rear gardens have attractive paving, with a sun room being the main focal point. The gated drive offers off-road parking for several cars. Viewing is highly recommended.

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OFFERS OVER £175,000

Vestibule

1.54m x 0.96m 5" x 3'1"

Partially glazed uPVC front door. Carpet. 15 panel glazed door to hall.

Hall

Cloak cupboard with hanging rail and shelf, coat hooks, also housing the electrics. Shelved storage cupboard. Shelved airing cupboard with radiator. Carpet. Radiator. Hatch access to the loft which is floored and offers excellent storage.

Living Room

5.44m x 4.62m 17'10" x 15'2"

Box window to front enjoying views to the garden. Carpet. Wall lights. Radiator. TV point. Open plan to the dining room. Fireplace with marble hearth and gas fire insert.

Dining Room

3.29m x 3.01m 10'9" x 9'10"

Window to rear with partial sea views yonder. Carpet. Radiator. Fitted shelving unit to recess. Door to kitchen. Carpet. Radiator.

Kitchen

3.93m x 3.64m 12'11" x 11'11" max

Fully fitted attractive kitchen with integrated appliances including Neff double oven and grill at eye level, four ring gas hob, Bosch slimline dishwasher and fridge. Stainless steel 1.5 bowl sink with mixer tap and drainer. Fitted shelving. Space for table and chairs. Towel radiator. Telephone point. Wood effect vinyl flooring. Double aspect windows with partial sea views yonder.

Utility Room

1.97m x 1.95m 6'5" x 6'4"

Fitted eye and base level units with work top space. Services for washing machine, space for tumble dryer. Wood effect vinyl flooring. Boiler. Partially glazed uPVC door to garden.

Bedroom 1

4.81m x 3.17m 15'9" x 10'4"

Split level room with carpet and window to side with far reaching views across Thurso skyline to surrounding countryside. Telephone point. Radiator.

Bedroom 2

4.62m x 3.01m 15'2" x 9'10"

Various fitted bedroom furniture including bedside and over head storage units, wardrobes, dresser and drawer units. Carpet. Window to front. Radiator.

Bathroom

4.8m x 1.98m 15'9" x 6'6"

Large shower enclosure with wet wall and thermostatic shower. Jacuzzi corner bath. WC. Bidet. Wash hand basin with splash back panelling and mirror above. Wall lights. Karndean tile effect flooring. Radiator. Window to side. Wall mounted bathroom cabinet.

Garage

6.07m x 3.38m, 19'11" x 11'01"

Electric up and over door. Pedestrian door and window to side. Fitted shelving and work top space. Power.

Garden

The well-established garden wraps around the property and includes a timber sun room. The long drive to the front of the garage offers off-road parking for several cars. Fully enclosed there is a small area of lawn to the front of the property and attractive paving wraps around the side and to the rear which is also low maintenance and is bordered with flowers, shrubs and trees creating natural shelter and privacy.

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 C. 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 7LW

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers over £175,000 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.