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Young Robertson & Co.



6 HILL PLACE, THURSO

This modern mid-terraced three-bedroom property with garage, is situated in an excellent location, enjoying views to Thurso skyline, and partial views to the Pentland Firth and Scrabster. With uPVC double glazed windows and doors, and town gas central heating, the property offers excellent storage and is in walk in condition with no onward chain. From the hallway is access to the living room which has double aspect windows, and the kitchen diner, which has a contemporary fitted kitchen with a light grey high gloss finish, includes a small utility area to a recess. Upstairs off the landing is a modern fitted bathroom, and there are three double bedrooms, one of which has fully fitted bedroom furniture, and another having a generous over-stairs storage cupboard. Outside are low maintenance gardens which include an attractive raised decked platform and timber shed, all fully enclosed with ranch style fencing that will likely appeal to those with young children or animals. An excellent property viewing is highly recommended.

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OFFERS OVER £92,000

Hallway

Glazed uPVC front door with glazed side panel. Wood effect vinyl flooring. Carpeted stairs to first floor. Opening to understairs storage area housing the electrics. Radiator.

Living Room 5.42m x 3.68m 17'9" x 13'4"

Double aspect windows. Timber flooring. Tiled fireplace with Caithness stone hearth, wooden mantel and gas fire insert. TV and telephone point. Radiator.

Kitchen 3.7m x 3.5m 12'1" x 11'5"

Modern fitted kitchen with light grey gloss finish and soft close units. Stainless steel sink with mixer tap and drainer. Fitted oven and electric hob with extractor above. Services for washing machine. Integrated fridge freezer. Tile effect vinyl flooring. Partially glazed door and window to rear overlooking the garden. Radiator. Spotlights.

Landing

Large storage cupboard with coat hooks and fitted shelving. Carpet. Hatch access to the loft.

Bedroom 1 4.32 x 2.21m 14'2" x 7'3"

Carpet. Radiator. Window to front.

Bedroom 2 3.41m x 3.15m 11'2" x 10'4" max

Attractive bedroom furniture including fitted wardrobes and -co-ordinating bedside cabinets, drawer units and vanity table with wall mounted mirror above. Two windows to rear offering excellent views to Thurso skyline, Scrabster and Holborn head. Laminate flooring. Radiator. Airing cupboard housing the hot tank and fitted shelving. TV point.

Bedroom 3 3.50m x 2.29m 11'3" x 7'6"

Large over-stairs storage cupboard. Carpet. Radiator. Window to rear offering excellent views to Thurso skyline, Scrabster and Holborn head. Telephone point.

Bathroom 1.79m x 1.7m 5'10" x 5'7"

Bath with wet-wall, folding shower screen and thermostatic shower. Fitted bathroom furniture with back to wall WC and wash basin with mixer tap. Towel radiator. Wood effect vinyl flooring. Window to rear.

Garage 5.85m x 2.91m 19'3" x 9'6"

Single block-built garage with up and over door, and off-road parking to the front. Conveniently situated on the corner at end of the road, just a short walk from the property.

Garden

The attractive front garden has been recently landscaped with a raised deck, astroturf and stone chipped pathway with decorative stepping stones that lead to the front door, all bounded with ranch style fencing creating some shelter and privacy. There is a larger rear garden to the rear with a generous timber shed that is also included in the sale. Low maintenance with ranch style fencing and block built walls with a side gate that leads to a shared pathway.

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 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

D

Postcode

KW14 8JU

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers Over £92,000 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.