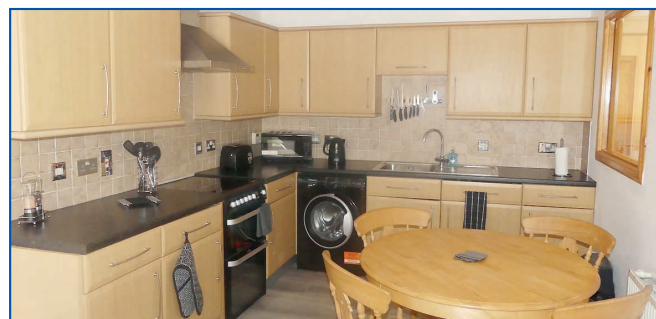




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FLAT 4, 21 SINCLAIR STREET, THURSO

Great opportunity to purchase this attractive two-bedroom ground floor apartment that is conveniently located, being only a few minutes' walk to the town centre and all its amenities. Within an attractive conservation area there are no monthly maintenance fees, and the property benefits from town gas central heating and timber double glazing. Offering excellent storage, the main living area is open plan in design, bright and airy with attractive grey oak laminate flooring and white skirting boards. External and interior windows flood the property with natural light. Accommodation comprises entrance vestibule, open plan living/dining room/fully fitted modern kitchen with integral appliances. The hallway offers a storage cupboard, two interior windows and access to the central atrium (shared) which is flooded with natural light and offers an excellent storage/work area. Both bedrooms offer fitted storage, and the contemporary fitted shower room all adds to the appeal of the property. Externally are two storage cupboards, one of which houses the boiler. Ample on street parking is adjacent to the house. An excellent property for the retiree, first time purchaser or buy to let market viewing is highly recommended.

OFFERS OVER £85,000

Vestibule **1.23m x 0.94m 4' x 3'1"**

Glazed timber front door. Grey oak effect laminate flooring. Coat hooks to wall. Door to cloak cupboard with fitted shelf and coat hooks. 15 panel glazed door to living/dining/kitchen.

Living/Dining Room/Kitchen **25'2" x 13'11"**

Spacious open plan room with large deeply silled window to front. Grey oak effect laminate flooring. Three radiators. Well-appointed kitchen with various eye and base level units with work top space and splash back tiling. Space for cooker with extractor above. Services for washing machine. Integrated fridge and dishwasher TV and telephone point. Ample space for table and chairs. Interior window to hall.

Hall

Carpeted hallway with two interior windows to communal central storage area which boasts skylights flooding the area with natural daylight. Shelved storage cupboard housing the electrics.

Bedroom 1 **4.03m x 2.97m 13'2" x 9'9"**

Deeply silled window to rear. Carpet. Radiator. Sliding mirrored doors to built in wardrobe with fitted shelving and hanging rail. TV and telephone point.

Bedroom 2 **4.03m x 2.23m 13'1" x 7'3"**

Deeply silled window to rear. Carpet. Radiator. TV and telephone point. Door to walk-in cupboard with fitted shelf, hanging rail and laminate flooring.

Shower Room **2.03m x 1.87m 6'8" x 6'1"**

Step up to large walk-in shower with wet wall and thermostatic shower. Wash hand basin with mixer tap, glass shelf and mirror above. WC with push top flush. Towel radiator. Extractor. Tiled flooring.

Internal Store **3.24m x 2.23m 10'7"x 7'4" (1/2 share)**

Access to this area is from an internal door within the hallway. A great central storage space which is shared with the neighbouring ground floor apartment. Currently the owner has a fridge freezer and fitted work top space.

General Information

The floor coverings, curtains and blinds as fitted are

included in the sale. Home Report available from property@youngrob.co.uk. There are no monthly associated maintenance fees and upkeep of the common hallways and stairs is shared between the four properties.

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 7AQ

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers over £85,000 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.

