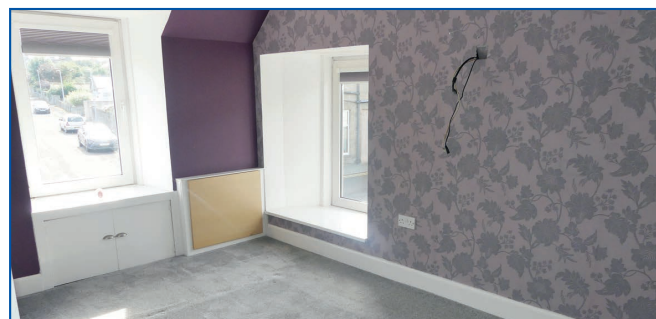
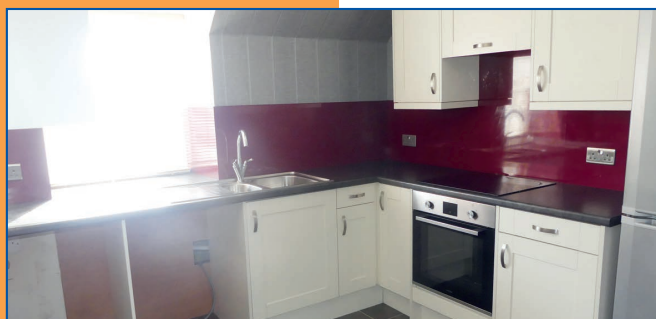




solicitors • estate agents

# Young Robertson & Co.



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## 37 OLRIG STREET, THURSO

This two-bedroom upper floor flat, with private rear garden, is situated in a great central location, being only a stone's throw from the town's shops, restaurants and bars. Within a conservation area accommodation comprises entrance vestibule, hall, living room, modern fitted kitchen, two double bedrooms and shower room. With uPVC double glazing and gas central heating the property is in need of partial upgrading and is likely to appeal to the first-time purchaser, Airbnb or buy to let market. With no onward chain there is an external store offering storage and adequate on-street parking is available locally. A convenient location viewing is highly recommended.

**OFFERS OVER £62,000**

### **Vestibule** **1.07m x 0.99m 3'6" x 3'3"**

Rear external steps leads up to the entrance vestibule. Timber front door. Hard wood flooring. Window to rear with views to the garden. Step up and partially glazed door to the hall.

### **Hall**

Carpet. Radiator. Hatch access to the loft. Velux window to roof line.

### **Living Room** **3.72m x 2.93m 12'2" x 9'7"**

Glazed door from hall. Deeply silled window to front. Carpet. Radiator. TV/Sky connection.

### **Kitchen** **2.82m x 2.75m 9'3" x 9'**

Modern fitted kitchen with various eye and base level units with work top space and splash back. Fitted single oven with hob and extractor above. 1.5 stainless steel sink with mixer tap and drainer. Services for washing machine, space for tumble dryer. Space for fridge freezer. Tile effect vinyl flooring. Deeply silled window to front. Spotlights.

### **Bathroom** **5.32m x 1.3m 17'5" x 4'3"**

Corner shower enclosure with wet wall and electric shower. WC with push top flush. Wash hand basin. Radiator. Exposed original flooring. Deeply silled window to rear.

### **Bedroom 1** **4.14m x 3.09m 13'7" x 10'1"**

Double aspect windows, one with storage cupboard below. Cupboard to recess housing electrics. TV point. Spotlights. Radiator. Carpet. Dimmer switch.

### **Bedroom 2** **2.84m x 2.61m 9'3" x 8'7"**

Deeply silled window to rear. Laminate flooring. Radiator. Dimmer switch.

### **Garden**

A private and sheltered low-maintenance garden can be found to the rear. Bounded with ranch style fencing the area is stone chipped area with raised decking.

### **Outside**

An under stairs external lean to offers storage and houses the boiler.

### **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**

D

### **Postcode**

KW14 7HF

### **Entry**

By arrangement.

### **Viewing**

By arrangement with our Thurso Office.

### **Price**

Offers Over £62,000 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.*