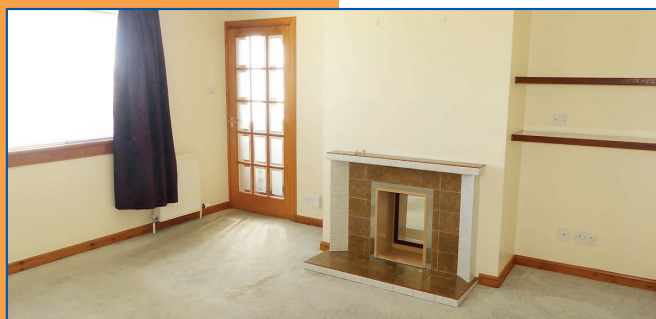




solicitors • estate agents

# Young Robertson & Co.



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## 27 HOLBORN PLACE, SCRABSTER, THURSO

Occupying a generous corner plot, and enjoying far reaching countryside views is this three-bedroom semi-detached property that is situated in a semi-rural location on the outskirts of Scrabster, and just a short distance from Thurso itself. With no onward chain and in walk in condition, the property could benefit from some modernisation however there are uPVC double glazed windows and doors, and oil central heating, with an open fire in the living room (currently not in use). With interlinked smoke alarms accommodation comprises hallway, living room, kitchen, utility room, bathroom, bedroom and rear vestibule to the ground floor. Upstairs the landing and double bedrooms all offer excellent storage, with both bedrooms boasting superb views, and one bedroom having quality fitted bedroom furniture. Outside the attractive garden ground is laid mainly to lawn with occasional flowers and shrubs and a timber shed is also included in the sale. Ample and safe on street parking is adjacent. There is also a local bus stop nearby. An attractive and peaceful location viewing is highly recommended.

**OFFERS OVER £100,000**

## Hallway

Partially glazed uPVC front door with side glazed panel. Carpet. Telephone point. Stairs to first floor with large storage cupboard below with light fitting, fitted shelving and coat hooks to wall. Radiator.

## Living Room **4.37m x 4.12m 14'4" x 13'6"**

Open fireplace with tiled surround (currently not in use). Carpet. Window to front. Decorative fitted shelving. TV point. Two radiators.

## Rear Vestibule **1.93m x 1.07m 6'4" x 3'6"**

15 panel glazed door from hallway. Vinyl flooring. Partially glazed uPVC door to garden.

## Kitchen/Diner **5.37m x 2.34m 17'7" x 7'8"**

15 panel glazed door into fully fitted kitchen with various eye and base level units with work top space and splash back tiling. Cooker. Fridge freezer. Washing machine. Space for dishwasher. 1.5 bowl sink with mixer tap. Fitted shelving brackets to wall. Window to rear with views to surrounding countryside. Two storage cupboards with fitted shelving. Vinyl flooring. Radiator.

## Utility Room **2.36m x 1.49m 7'9" x 4'11"**

Fitted work top space with drawer and storage unit below. Vinyl flooring. Cupboard housing electrics. Fitted shelving brackets. Coat hooks to wall. Window to side.

## Bathroom **2.23m x 2m 7'9" x 6'7"**

WC. Wash hand basin. Bath with splash back tiling and electric shower above. Vinyl flooring. Radiator. Extractor. Fitted corner glass shelf brackets.

## Bedroom 3 **2.86m x 2.34m 9'4" x 7'8"**

Window to front. Carpet. Radiator. Deep storage cupboard with fitted shelving.

## Landing **0.89m x 0.76m 2'11" x 2'5"**

Carpet. Door to eaves offering storage.

## Bedroom 1 **4.37m x 3.94m 14'4" x 12'11"**

Window to front with far reaching views toward Thurso skyline and surrounding countryside. Carpet. Radiator. Door to eaves offering floored storage area. Fitted cupboard with hanging rail and fitted shelving.

## Bedroom 2 **3.55m x 2.96m 11'7" x 9'8"**

Fitted bedroom furniture including wardrobes, drawer units, vanity desk, side units and over bed storage units. Window to side offering far reaching views to surrounding countryside. Carpet. Radiator. Cupboard with fitted shelving.

## Garden

The large garden is laid mainly to grass with occasional raised borders and shrubs, and bounded with block-built walls. A paved pathway wraps around the property and also leads to a drying area, two timber sheds and the oil tank. Ramp access is offered to the rear door.

## 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

E

## Postcode

KW14 7UX

## Entry

By arrangement.

## Viewing

By arrangement with our Thurso Office.

## Price

Offers Over £100,000 should be submitted to our Thurso Office.

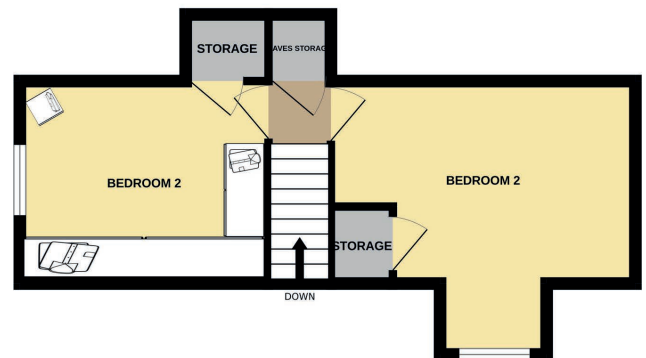
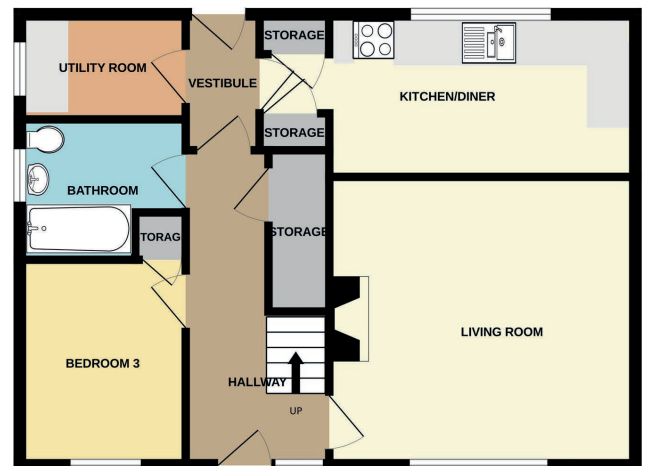
## Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.

## Location

The property is located approximately 1.5 miles from Thurso. Close to Scrabster Harbour which is the most northerly large port in mainland Britain, and gateway to the Orkney Islands. Restaurants, bars and

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.*