



solicitors • estate agents

Young Robertson & Co.



**29 TRAILL STREET
THURSO KW14 8EG**
tel: 01847 896177
fax: 01847 896358
property@youngrob.co.uk
youngrob.co.uk

**21 BRIDGE STREET
WICK KW1 4AJ**
tel: 01955 605151
fax: 01955 602200
wick@youngrob.co.uk
youngrob.co.uk

caithnessproperty.co.uk

VIEWMOUNT, 42A ROSE STREET, THURSO

This impressive four-bedroom property, with generous garden and drive has served as a substantial family home for many years, and provides large well-proportioned rooms, spread over two levels. A beautiful family home, full of character combining both modern and traditional features including original doors, deep skirtings, ornate corning, picture rails and an impressive staircase with stained glass feature window to the stairwell. Within an attractive sought after conservation area the property benefits from solar panels, double glazed windows and gas central heating which is further enhanced by two open fireplaces in the living and dining room. Offering many pleasing features accommodation comprises entrance vestibule, hallway, living room, dining room, kitchen/breakfast room, shower room, inner hall, and utility room to the ground floor. Upstairs off the landing is a study/office, family bathroom and four generous double bedrooms, two of which have fitted vanity units with wash hand basins, and one with fitted wardrobes. Outside the landscaped terraced garden is sure to appeal with a large patio area ideal for entertaining, and large area of lawn. South easterly facing gated access from Barrock Street provides access to the drive and offers private off-road parking and ample space for a garage subject to necessary planning consent. Excellently placed being within comfortable walking distance to the town centre viewing is highly recommended.

OFFERS OVER £235,000

Vestibule

Timber front doors with transom above. Decorative ceramic tiled flooring. Double doors with stained glass panel into hallway. Wood lining to walls.

Hallway

Spacious hallway with tiled flooring and impressive carpeted staircase to the first floor. Two radiators. Telephone point.

Living Room 5.36m x 3.99m 17'7" x 13'01" max

Bay window to front. Open fire with decorative tiled fireplace. Radiator. TV point. Picture rail.

Dining Room 3.91m x 3.83m 12'10" x 12'6"

Cast iron open fireplace with tiles surround and wooden mantle. Carpet. Window to front with wood lined surround. Radiator.

Kitchen/Breakfast Room 6.14m x 3.59m 20'01" x 11'9"

Fully fitted kitchen with breakfast bar, work top space and splash back tiling. Fitted microwave and double oven with grill at eye level. Induction hob with extractor above. Integrated dishwasher and fridge. Ample space for table and chairs. Two deeply silled windows to rear, one with storage unit below. Tiled flooring. Two radiators. TV and telephone point.

Shower Room 3m x 2.06m 9'10" x 6'9"

Back to wall WC. Wall hung vanity unit with fitted wash hand basin and mirrored bathroom cabinet and light above. Large shower enclosure with wet wall and electric shower. Towel radiator. Tiled flooring. Spotlights. Extractor.

Internal lobby

Area opening into understairs area with fitted shelving and coat hooks offering excellent storage. Wood effect vinyl flooring.

Utility Room 3.02m x 2.79m 9'11" x 9'2"

Fitted work top space with fitted Belfast sink. Services for washing machine, space for tumble dryer. Ample space for additional fridge freezer. Storage cupboard housing the boiler. Window to rear. Wood effect vinyl flooring. Fitted shelving.

Landing

Stain glass window with wood lined surround to stairwell. Wall lights. Carpet. Radiator. Hatch access with fitted steps to the floored loft space.

Bedroom 1 4.07m x 3.91m 13'4" x 12'10"

Window to front enjoying views to the garden, Thurso skyline and countryside yonder. Carpet. Radiator.

Bedroom 2 3.93m x 3.89 12'11" x 12'9"

Window to rear. Carpet. Radiator. Vanity unit with fitted wash hand basin, mirror, light and overhead storage.

Bedroom 3 3.88m x 2.64m 12'8" x 11'11"

Window to front enjoying views to the garden, Thurso skyline and countryside yonder. Carpet. Radiator. Telephone point. Vanity unit with fitted wash hand basin, mirror, light and overhead storage.

Bedroom 4 3.43m x 3.03m 11'3" x 9'11"

Window to rear. Carpet. Radiator. Fitted wardrobes with overhead storage.

Study 2.15m x 2.06m 7' x 6'9"

Window to front. Carpet. Radiator.

Bathroom 2.51m x 2.08m 8'2" x 6'10"

Double ended jacuzzi bath with centre shower tap. Wash hand basin with mixer tap and mirrored bathroom cabinet above. WC with push top flush. Bidet. Towel radiator. Window to rear with

boxed seat and storage cupboard below. Tiled flooring. Partially tiled walls. Spotlights.

Garden

Immediately to the front of the property is a landscaped and level area of lawn and attractive paved terrace. From this area steps lead down to the drive (which is on a slight gradient) with gated access offered from Barrock Street, and a raised lawn, bordered with mature shrubs and occasional trees.

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 E. 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 7HN

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers over £235,000 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.