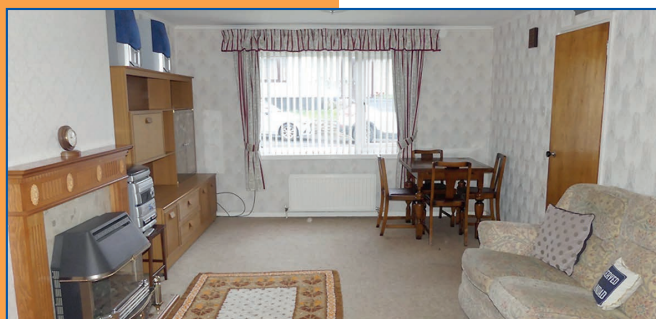


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15 HEATHFIELD ROAD, THURSO

Located in this popular residential area is this large four-bedroom semi-detached property with attached garage, drive and generous rear garden. Only a short walk to local amenities and the town centre the property benefits from uPVC double glazed windows and doors, and town gas central heating. In walk in condition and with no onward chain the property could benefit from some modernisation. Accommodation comprises entrance vestibule, hallway, living room, kitchen/diner, utility with large pantry and convenient downstairs WC. Upstairs off the landing are four double bedrooms and a shower room. Making an excellent family home and only a short walk to local schools and college, viewing is highly recommended.

OFFERS OVER £145,000

Vestibule **1.21m x 0.95m 4' x 3'1"**
Glazed uPVC front door. Carpet. Coat hooks to wall. Glazed door to hallway.

Hallway
Carpet. Radiator. Stairs to first floor with large storage cupboard below also housing the electrics. Telephone point. Window to side.

Living Room **6.3m x 3.76m 20'8" x 12'4"**
Double aspect windows. Carpet. Gas fire set in marble surround and hearth with wooden mantel-piece. Two radiators. TV point.

Kitchen **3.54m x 3.46m 11'7" x 11'4"**
Fitted kitchen with various eye and base level units with work top space, fitted sink with mixer tap and drainer, electric hob and double oven with grill at eye level. Services for washing machine. Space for table and chairs. Vinyl flooring. Radiator. Window to rear with views to the garden.

Utility **2.49m x 1.77m 8'2" x 5'10"**
Large pantry cupboard with fitted shelving (1.77m x 0.87m/5'10" x 2'10"). Vinyl flooring. Fitted overhead storage units. Currently housing a tumble dryer there is ample space for a fridge freezer. Partially glazed uPVC door to rear.

WC **1.75m x 0.95m 5'9" x 3'1"**
Deeply silled window to side. WC with push top flush. Built in storage unit at base level with fitted wash hand basin and splash back tiling. Radiator. Carpet.

Landing **4.51m x 1.37m 14'9" x 4'6" max**
Carpet. Window to front. Hatch access to the loft which offers excellent storage.

Bedroom 1 **3.8m x 3.23m 12'5" x 10'7"**
Window to rear with far reaching views across Thurso skyline to surrounding countryside. Carpet. Radiator. Shelved cupboard housing the hot water tank.

Bedroom 2 **3.87m x 2.95m 12'8" x 9'8"**
Window to side. Carpet. Radiator.

Bedroom 3 **3.85m x 3.23m 12'7" x 10'7"**
Window to rear. Carpet. Radiator.

Bedroom 4 **3.79m x 2.96m 12'5" x 9'8"**
Window to front. Carpet. Radiator.

Shower Room **2.11m x 1.67m 6'11" x 5'5"**
Corner shower enclosure with electric shower. WC. Wash hand basin. Fully tiled walls. Carpet. Window to rear. Radiator.

Garage **5.359m x 3.05m 18'4" x 10'**
Up and over door. Window to rear. Pedestrian door to side.

Garden
The front garden is laid to grass with a pathway leading to the front door and a tarmac drive offering off-road parking to the front of the garage. The generous rear garden has an area of lawn, paved pathways and stone chipped areas, bounded by a combination of ranch style fencing and block-built walls. Incorporating a drying area there is also a timber-built shelter and gate leading to a rear public footpath.

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 B. 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.

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Postcode
KW14 7DT

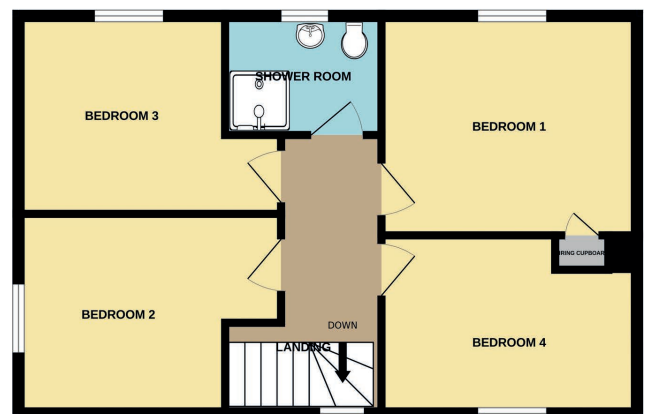
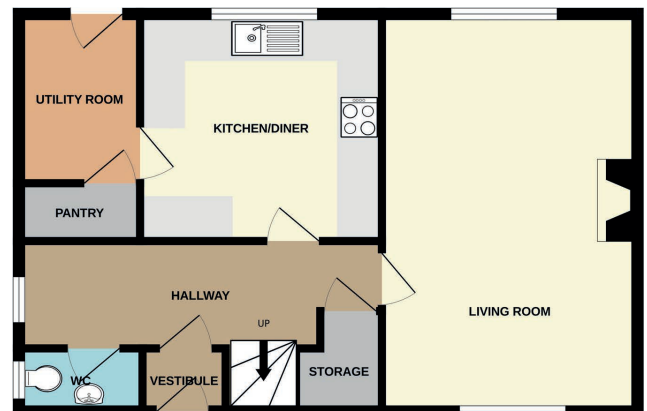
Entry
By arrangement.

Viewing
By arrangement with our Thurso Office.

Price
Offers over £145,000 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.