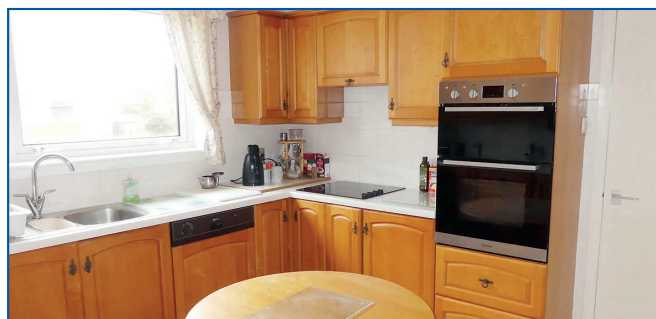




solicitors • estate agents

Young Robertson & Co.



5 BURNSIDE, THURSO

5 Burnside is a bright, spacious and well-presented four-bedroom detached family home. Situated on a quiet residential cul-de-sac in a highly desirable area of Thurso, the property boasts private front, side and rear gardens, driveway and attached garage. Enjoying excellent views to the surrounding area including Scrabster, the Pentland Firth and Dunnet Head the property benefits from uPVC double glazing and oil central heating which is further enhanced by a cosy open fire in the living room. Within comfortable walking distance to the town centre accommodation comprises entrance vestibule, hallway, living room, kitchen, dining room, family room, utility room, bedroom and ensuite to the ground floor. Offering excellent storage throughout there are three further double bedrooms off the landing to the first floor, all which offer fitted storage, and a large family bathroom. Outside the expansive landscaped gardens are laid mainly to lawn and there is an attractive patio off the family room. The tarmac drive offers private parking for several cars. A desirable family home viewing is highly recommended.

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OFFERS OVER £250,000

Vestibule

1.92m x 1.76m 6'3" x 5'9"

Glazed timber front door with side panel into vestibule. Carpet. Doors to both the garage and utility room. Glazed door with side panel to hallway.

Hallway

5.68m x 2.02m 18'7" x 6'7"

Carpet. Open plan staircase to first floor. Telephone point. Radiator. Spotlights.

Living Room

6.78m x 3.56m 22'03" x 11'08"

Dual aspect windows with the large picture window offering sea and coastal views. Raised open fireplace with Caithness stone hearth. Two radiators. TV point. Carpet.

Kitchen

3.91m x 3.64m 12'10" x 11'01" max

Fully fitted kitchen with various eye and base level units. Fitted double oven at eye level. Fitted four ring hob with extractor above. Neff integrated dishwasher. 1.5 stainless steel sink with mixer tap and drainer. Integrated fridge. Partial tiling to walls. Window to side. Vinyl flooring. Radiator. Door to dining room.

Dining Room

3.93m x 3.28m 12'10" x 10'09"

Dual aspect windows. Carpet. Two radiators. Glazed door and panelling to living room.

Family Room

3.64m x 3.38m 11'11" x 11'01"

Sliding glazed doors to patio. Carpet. Radiator. TV and telephone point. Wood panelling to walls.

Utility Room

4.97m x 1.76m 16'3" x 5'9"

A wide range of fitted eye and base level units. Stainless steel sink with mixer tap and drainer. Partially tiled walls. Services for washing machine. Space for tumble dryer. Radiator. Tiled vinyl flooring. Clerestory window to rear. Space for chest freezer. Partially glazed uPVC door to garden.

Master Bedroom

3.64m x 3.45m 11'11" x 11'04"

Window to side with sea and coastal views. Carpet. Radiator. TV point. Two sets of double sliding doors to fitted wardrobes with hanging rails and shelving, and fitted overhead storage.

Ensuite

2.01m x 1.63m 6'7" x 5'4"

Quadrant shower enclosure with electric shower. WC. Wash hand basin with mirror above. Clerestory window to side. Fitted mirror to wall. Radiator. Partial wet wall. Vinyl flooring.

Landing

Carpet. Velux window. Spotlights. Airing cupboard housing the hot water tank and fitted shelving. Hatch access to the loft.

Bedroom 2

3.64m x 3.64m 11'11" x 11'11"

Window to rear. Carpet. Radiator. Two sets of double sliding doors to fitted wardrobes with hanging rails and shelving, also offering access to eaves.

Bedroom 3

3.62m x 3.62m 11'10" x 11'10"

Window to front with far reaching views to Scrabster, Pentland Firth and Orkney. Carpet. Radiator. Two sets of double sliding doors to fitted wardrobes with hanging rails and shelving, also offering access to eaves. TV and telephone point.

Bedroom 4

3.84m x 3.07m 12'7" x 10' max

Single sliding door to fitted wardrobe with hanging rail and shelving. Window to side. Carpet. Radiator. TV point. Access to eaves.

Bathroom

3.07m x 1.87m 10' x 6'01"

Bath with electric shower above. WC. Wash hand basin with mirror and shower point light above. Radiator. Partially tiled walls. Clerestory window to side. Carpet.

Garage

7.12m x 3.04m 23'04" x 9'11"

Electric roll top road. Water and power. Window to rear and side. Pedestrian uPVC door to side.

Garden

The property is surrounded by garden grounds which are mainly laid to grass and bounded with a combination of block built and dry-stone walls. To the rear of the property off the family room is an attractive paved patio with stone chipped raised border and decorative walls. A paved pathway wraps around to the drive and incorporates a platform for the oil tank. The large tarmac drive offers parking for several cars.

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 7UG

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers over £250,000 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.