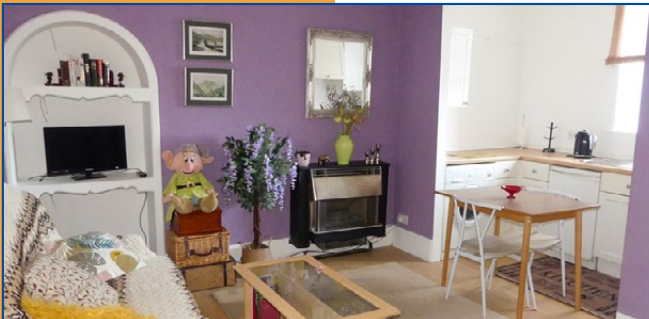




solicitors • estate agents

# Young Robertson & Co.



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## 12 SINCLAIR STREET, THURSO

Great opportunity to purchase this well-presented ground floor flat is conveniently located within an attractive area being only a stone's throw from the town centre and all its amenities. Likely appealing to a first-time purchaser, retiree, buy to let market or even as an Airbnb rental the property benefits from double glazing and gas central heating with a cosy wall mounted gas fire in the living room. Accommodation comprises entrance hallway, with the main living space having a generous open plan living room/kitchen/diner, bathroom, inner hall and two good sized bedrooms. To the rear is a shared patio which is accessed off Paterson's Lane. With ample on street parking adjacent to the property viewing is highly recommended.

### **Hallway: 2.34m x 1.64m 7'8" x 5'4"**

Timber front door with transom above. Carpet. Radiator. Storage cupboard also housing electric switchgear and meter. Opening to inner hall.

### **Inner Hall: 2.34m x 1.01m 7'8" x 3'3"**

Carpeted hallway with step down.

### **Living Room/Kitchen/Diner:**

#### **4.88m x 3.75m 16'0" x 12'4"**

Open plan airy room with two deeply silled windows to the front and rear elevation. Wall mounted gas fire. Laminate flooring. Radiator. TV and telephone point. Attractive shelved alcove to recess. Kitchen boasts various eye and base level units with work top space. Stainless steel sink with mixer tap and drainer. Services for washing machine. Space for cooker with extractor above. Extractor fan.

### **Bathroom: 3.02m x 1.66m 9'11" x 5'5"**

Wash hand basin with splash back tiling. WC. Bath with splash back tiling and electric shower above. Spotlights. Extractor. Radiator. Laminate flooring.

### **Bedroom 1: 4.26m x 2.47m 14' x 8'1"**

Deeply silled window to rear. Laminate flooring. Radiator. Wall light.

### **Bedroom 2: 3.26m x 2.34m 10'8" x 7'8"**

Deeply silled window to front. Laminate flooring. Radiator.

### **Outside:**

To the rear is a shared patio which is accessed off Paterson's Lane. There is ample on street parking locally.

### **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 7AJ**

### **Entry:**

By arrangement:

### **Viewing:**

By arrangement with our Thurso Office.

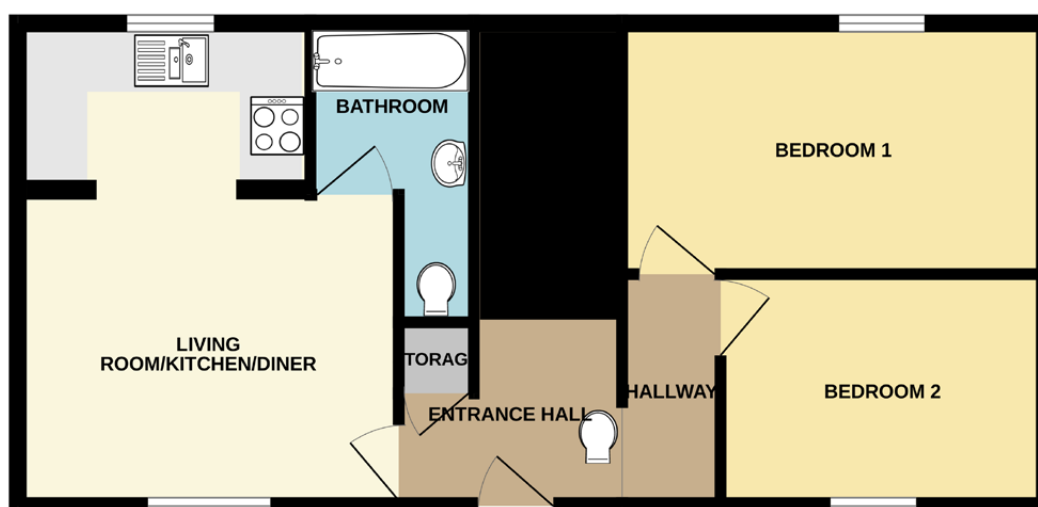
### **Price:**

Offers over £72,000 should be submitted to our Thurso Office.

Office Hours: 9.15 am – 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. 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.



*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.*

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