



solicitors • estate agents

# Young Robertson & Co.



## 9 THORFINN TERRACE, THURSO KW14 7LL

This three-bedroom semi-detached property, with detached garage and attractive gardens, is located in an excellent location, close to local amenities and within a short walk to the town centre. A popular residential area, this spacious property is spread over two levels and benefits from uPVC double glazed windows and doors, and town gas central heating. Offering excellent storage accommodation to the ground floor comprises hallway, spacious living room/diner, fitted kitchen with integrated appliances, dining room and convenient downstairs WC. Upstairs off the landing are three bedrooms, with the largest room having fitted integral wardrobes, and the family bathroom. With no onward chain the property could benefit from some modernisation. The front garden is an open-plan design with grass, complemented by a paved driveway that provides off-road parking. This leads to double gates, which grant access to the garage and rear garden. The fully enclosed rear garden is sure to appeal to the keen gardener and includes a summer house and greenhouse. Viewing is highly recommended.

29 TRAILL STREET  
THURSO KW14 8EG  
tel: 01847 896177  
fax: 01847 896358  
[property@youngrob.co.uk](mailto:property@youngrob.co.uk)  
[youngrobertson.co.uk](http://youngrobertson.co.uk)

21 BRIDGE STREET  
WICK KW1 4AJ  
tel: 01955 605151  
fax: 01955 602200  
[wick@youngrob.co.uk](mailto:wick@youngrob.co.uk)  
[youngrobertson.co.uk](http://youngrobertson.co.uk)

[youngrobertson.co.uk](http://youngrobertson.co.uk) 

**OFFERS OVER £93,000**

## Hallway

Glazed uPVC front door. Carpet. Radiator. Cupboard housing the electrics, shelf and hanging rail. Door to understairs storage cupboard with hanging rail and offering excellent storage. Partially glazed sliding door to living room. Telephone point. Wall light.

## Living Room

6.12m x 3.69m 20' x 12'1"

Glass door from hallway leads into living room. Dimmer switch. Double aspect windows. Carpet. Two radiators. TV point. Gas real flame effect fire set in tiled fireplace. Wall lights.

## Kitchen

2.82m x 2.3 9'3" x 7'6"

Fitted eye and base level units with work top space and splash back tiling. Space for cooker and fridge. Services for washing machine. Stainless steel sink with mixer tap and drainer. Extractor. Storage heater. Carpet. Ample space for table and chairs. Shelved pantry cupboard. Hatch to roof void.

## DINING ROOM

3.96 x 3.61m 12'1" x 11'10"

Double aspect windows with views to the garden. Radiator. TV point. Carpet.

## WC

1.59m x 0.8m 5'2" x 2'7"

Corner wash hand basin. WC. Mirrored bathroom cabinet to wall. Window to side. Carpet.

## Landing

Carpet. Hatch access to the loft. Radiator.

## Bedroom 1

3.68m x 3.53m 12'1" x 11'7"

Twin windows to rear with views to the garden and towards Orkney, Dunnet Head and Pentland Firth. Carpet. Double sliding mirrored doors to built in wardrobe. Radiator. TV point.

## Bedroom 2

3.69m x 3.32m 12'1" x 10'10"

Carpet. Double aspect windows with views to the garden, surrounding countryside and towards Orkney, Dunnet Head and Pentland Firth. Carpet.

## Bedroom 3

2.69m x 2.34m 8'10" x 7'8"

Radiator. Carpet. Window to front.

## Bathroom:

2.32m x 2.15m 7'7" x 7'

Shower enclosure with electric mira shower. WC. Wash hand basin. Walls with partial wet wall. Carpet. Window to rear. Towel radiator. Mirror bathroom cabinet to wall.

## Garage

Timber garage with double doors to front and window to side.

## Garden

The front garden features an open plan design with a well-maintained grassy area. A tarmac driveway provides access to the garage and rear, offering additional off-road parking. The attractive rear garden is a fully enclosed, laid mainly to grass with borders and flowers, shrubs and mature trees. A gardeners delight the garden is bounded with timber fencing. There is also a summer house, greenhouse and timber trellis.

## 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 reassessed by the Highland Council when the property is sold.

This may result in the Band being altered .

## EPC

D

## Postcode

KW14 7LL

## Entry

By arrangement.

## Viewing

By arrangement with our Thurso Office.

## Price

Offers over £93,000 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.**