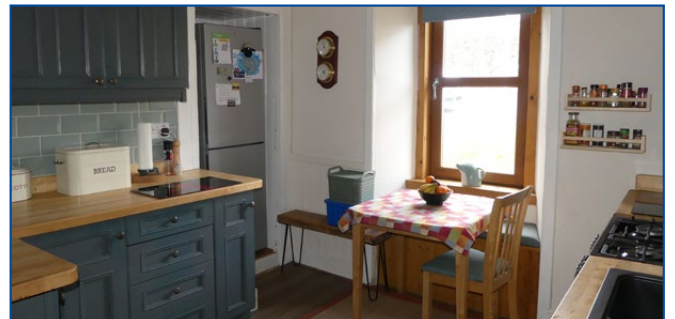
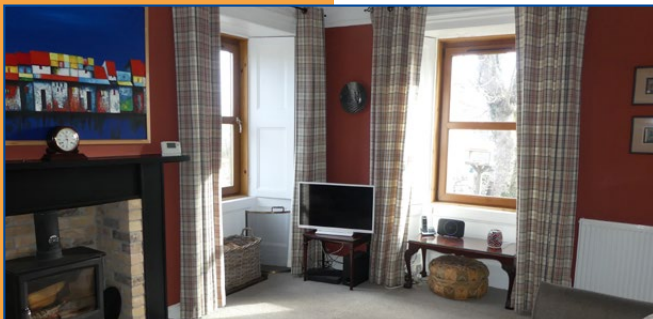




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38 DUNCAN STREET, THURSO

This desirable two-bedroom semi-detached property features a garden office, workshop, small store, and lean-to potting shed within a fully enclosed and attractive garden. Conveniently located just a short walk from the town centre and all its amenities, this sought-after property is tastefully decorated throughout and benefits from uPVC double glazing and town gas central heating. With high ceilings and skirtings, the living room has deep cornicing with a picture rail and functional wood shutters. Additionally, it features a large fireplace with a multi-fuel stove. Situated in an attractive conservation area, the ground floor accommodation includes a hallway, living room with double aspect windows, and an attractive well-appointed kitchen. Upstairs off the landing is a shower room and two bedrooms, one of which boasts dual aspect windows enjoying far reaching views to Thurso skyline, surrounding countryside and sea beyond. Ample on-street parking is available locally. With no onward chain and in walk in condition viewing is highly recommended to appreciate all this property offers.

OFFERS OVER £130,000

Hallway:

Composite front door with decorative glass panelling and transom above. Carpet. Coat hooks to wall. Stairs to first floor.

Living Room: 4.81m x 3.6m 15'9" x 11'9"

Multi-fuel stove set in recess with brick surround, timber mantelpiece and Caithness stone hearth. Double aspect windows, both with fully functional traditional shutters. TV and telephone point. Fitted side unit to recess housing the electrics. Carpet. Two radiators. Picture rail.

Kitchen: 3.5m x 3.04m 11'5" x 9'11"

Fully fitted kitchen with various eye and base level units with solid wood (maple) worktops and splash back tiling. Sink with mixer tap and drainer. Cooker with gas oven and hob. Services for washing machine and space for fridge freezer to recess. Newly fitted laminate flooring. Window to rear with boxed seating below. Partial wood lining to walls. Various shelving brackets to wall. Large storage cupboard with lighting and fitted shelving.

Landing:

Velux window. Hatch access to the loft. Carpet. Radiator to stairs.

Bedroom 1: 4.86m x 3.45m 15'11" x 11'4" max

Large room with double aspect windows offering far reaching views across Thurso skyline to the surrounding countryside and sea. Radiator. Carpet. Fitted storage cupboard to recess, one of which houses the combi-boiler.

Bedroom 2: 3.12m x 2.87m 10'3" x 9'5" max

Window to rear. Carpet. Radiator. Small recess at floor level.

Shower Room: 2.86m x 1.57m 9'4" x 5'2"

Vanity sink unit with mixer tap and splash back tiling. WC with push top flush. Shower to recess with wet wall, thermostatic dual shower and folding shower door. Spotlights. Velux window. Towel radiator. Mirrored bathroom cabinet to wall. Timber flooring.

OUTBUILDINGS:

Office/Study: 3.58m x 3.14m 11'9" x 10'4"

Exceptionally utilized space, well-insulated, featuring double aspect windows that create a bright and roomy work environment. The area includes power, carpet and a false fireplace for added charm. The insulation is complemented by external double timber doors.

Work Shop: 2.2m x 2.1m 7'2" x 6'11"

Fitted work bench and shelving.

Store: 2.24m x 1.88m

Lean to Potting Shed: 4.41m x 1.54m 5' x 14'5"

Garden:

The front garden is fully enclosed with timber access gate and a mix of brick and traditional dry-stone walls. It features two small lawn areas, bordered by flower beds, shrubs, and a few mature trees. The sale includes a garden bench, wood and coal store, a water butt, and an outside garden storage box. Flagstone paved pathways all add to the appeal of the property.

General Information:

The floor coverings, curtains and blinds as fitted are included in the sale. Some items of furniture and white goods may be available under separate negotiation. 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.

EPC: D

Postcode: KW14 7HU

Entry: By arrangement:

Viewing:

By arrangement with our Thurso Office.

Price:

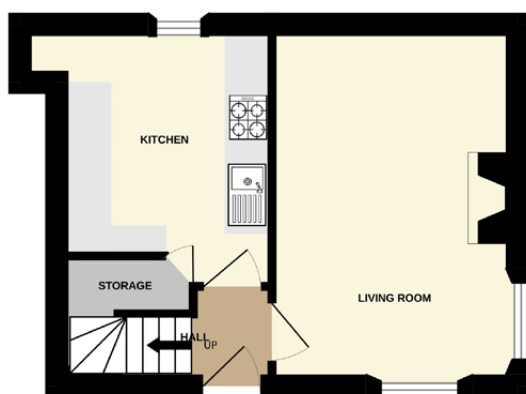
Offers over £130,000 should be submitted to our Thurso Office.

Office Hours:

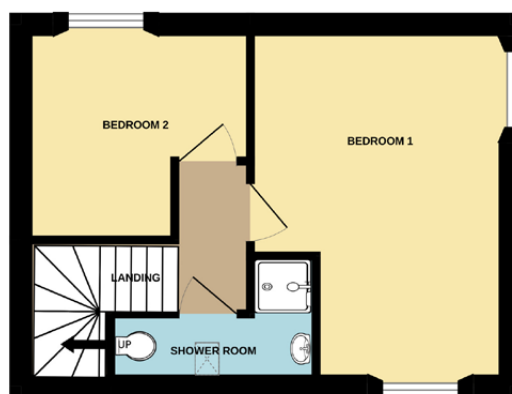
9.15 am – 1pm, 2pm- 5pm Monday to Friday.

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.



Ground Floor



First Floor

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.