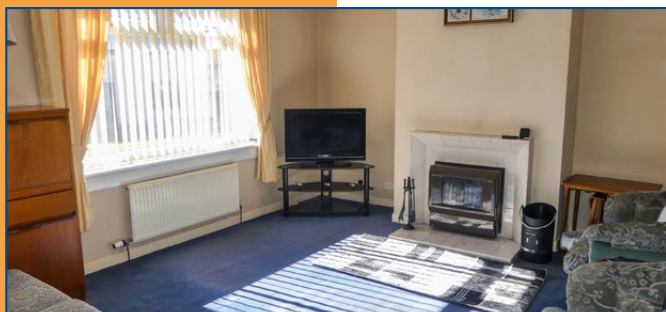




solicitors • estate agents

# Young Robertson & Co.



## 23 LAURIE TERRACE, THURSO

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This terraced three-bedroom property is well situated in a popular residential area, with a local convenience store and Primary school nearby, and within walking distance to the town centre. Spread over two levels the property benefits from solid fuel central heating, wood effect uPVC double glazed windows, and external doors. While requiring some modernisation accommodation comprises vestibule, hallway, living room, spacious kitchen diner and rear vestibule with large storage cupboard to the ground floor. Upstairs off the landing are three bedrooms and a shower room. Outside are gardens grounds to the front and rear, with ample on street parking is available locally. A quiet location this would be an ideal property for a first-time purchaser, or perhaps the buy to let market and viewing is highly recommended.

### **Vestibule: 1.85m x 0.87m 6'01" x 2'10"**

Partially glazed uPVC front door with side panel. Carpet. Glazed door to hallway.

### **Hallway:**

Carpet. Radiator. Stairs to first floor. Cook hooks to wall. Telephone point.

### **Living Room: 4.35m x 3.89m 14'3" x 12'9"**

Tiled fireplace with Tiano enclosed stove. Window to front. Carpet. Radiator. TV point. Glazed obscured panel to kitchen.

### **Kitchen/Diner: 4.08m x 2.63m 13'4" x 8'7"**

Base level units with work top space and splash back tiling. Stainless steel sink with drainer. Space for cooker, fridge and dishwasher. Services for washing machine. Two shelved pantry cupboards. Door to rear vestibule. Window to rear. Carpet. Ample space for table and chairs.

### **Rear Vestibule: 1.54m x 1.49m 5' x 4'10"**

Vinyl flooring. Partially glazed uPVC door to garden. Clothes pulley to ceiling. Door to large storage cupboard carpeted and housing the electrics.

### **Landing:**

Carpet. Radiator. Hatch access to the loft.

### **Bedroom 1: 4.25m x 2.6m 13'11" x 8'6"**

Window to rear, with snippets of views to Scrabster and the Pentland Firth. Carpet. Radiator.

### **Bedroom 2: 3.9m x 2.99m 12'9" x 9'9" max**

Window to front. Carpet. Radiator. Door to shelved airing cupboard housing the hot water tank.

### **Bedroom 3: 2.9m x 2.26m 9'6" x 7'5"**

Window to front. Fitted cupboard with hanging rail and shelf. Radiator. Carpet. Telephone point.

### **Shower Room: 1.95m x 1.87m 6'5" x 6'1"**

Large shower enclosure with wet wall and electric shower. WC. Wash hand basin. Mirrored bathroom cabinet to wall. Window to rear. Radiator. Wood effect vinyl flooring.

### **Garden:**

The property features a small, open-plan front garden, neatly laid to grass with flowered borders. To the rear, the fully enclosed garden enjoys a lawn, raised borders adorned with hedges and flowering plants, a paved pathway, and ranch-style fencing.

### **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 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: D**

### **Postcode:**

KW14 8NR

### **Entry:**

By arrangement:

### **Viewing:**

By arrangement with our Thurso Office.

### **Price:**

Offers over £75,000 should be submitted to our Thurso Office.

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

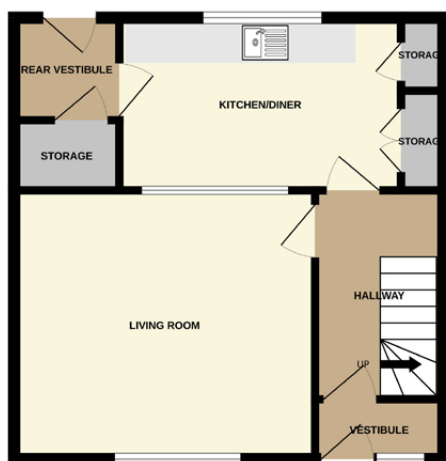
### **Location:**

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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GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.