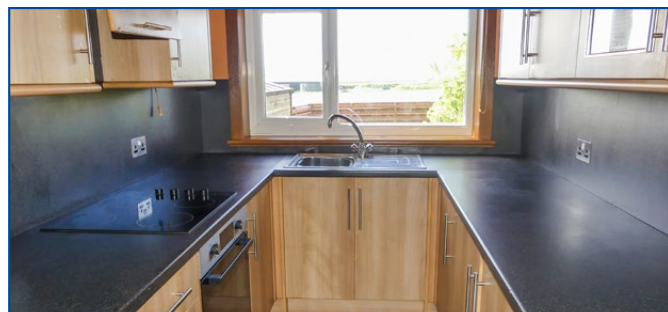
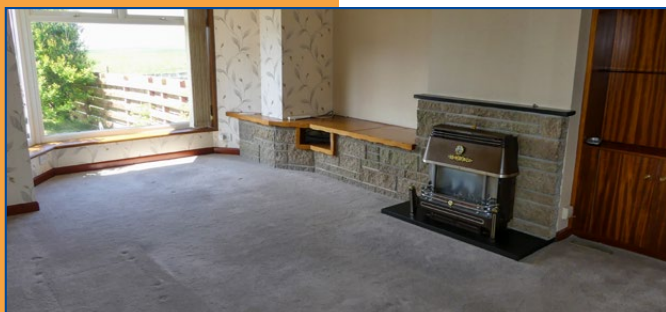




solicitors • estate agents

# Young Robertson & Co.



## 3 ST CLAIR AVENUE, SCRABSTER, THURSO

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This two-bedroom semi-detached property is excellently situated enjoying fantastic sea and countryside views. Occupying a large corner plot the property enjoys front, side and rear gardens and benefits from LPG gas central heating and uPVC double glazed windows and doors. A semi-rural location on the outskirts of Scrabster, and just a short distance from Thurso itself the property offers excellent storage throughout. Accommodation comprises hallway, living room with attractive bay picture window, modern fitted kitchen, spacious and contemporary fitted shower room, and two double bedrooms. With no onward chain and in walk in condition ample and safe on street parking is adjacent. There is also a local bus stop nearby. An attractive and peaceful location viewing is highly recommended.

### Hallway:

Partially glazed uPVC external door. Laminate flooring. Large walk in storage cupboard with outlet for tumble dryer, fitted shelving and coat hooks to wall. Dado rail. Hatch access to the loft. Radiator. Telephone point.

### Living Room: 5.88m x 3.78m 19'3" x 12'5"

15 panel glazed door from hallway. Attractive bay window with superb views to the surrounding countryside. Fitted Fyfe stone shelving and TV unit and fireplace with Caithness stone hearth and mantle and electric fire insert. Large airing cupboard with hot water tank and fitted shelving. Fitted side unit with decorative glass shelving. TV and telephone point. Carpet. Radiator.

### Kitchen: 3.6m x 2.96m 11'9" x 9'8"

L-shaped modern fitted kitchen with work top space and splash back, and breakfast bar seating area. Stainless steel sink with mixer tap and drainer. Fitted single oven with four ring hob and extractor above. Integrated fridge, freezer and dishwasher. Services for washing machine. TV point. Spotlights. Window to rear. Tile effect laminate flooring.

### Shower Room: 2.21m x 1.72m 7'3" x 5'8"

Large walk-in shower enclosure with electric shower. Fitted bathroom furniture with back to wall WC and wing basin with mixer tap and illuminated mirror above. UPVC lined ceiling, wet wall lined walls. Vinyl flooring. Towel radiator. Window to side.

### Bedroom 1: 3.85m x 3.81m 12'7" x 12'6"

Window to front. Carpet. Radiator. Large cupboard with fitted shelving.

### Bedroom 2: 3.95m x 2.8m 12'11" x 9'2"

Window to front. Carpet. Radiator.

### Garden:

The rear garden is fully enclosed with ranch-style fencing, offering expansive views of the open countryside. Predominantly laid to grass, it features a paved patio and a timber shed, which is included in the sale. The side and front gardens are designed with paved areas, a small patio, and sections of lawn, all bordered by block walls. An outside tap is conveniently located at the side, with an LPG tank positioned at the front of the property.

### 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 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: F

### Postcode: KW14 7UR

### Entry: By arrangement:

Viewing: By arrangement with our Thurso Office.

### Price:

Offers over £118,000 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.

*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.*

