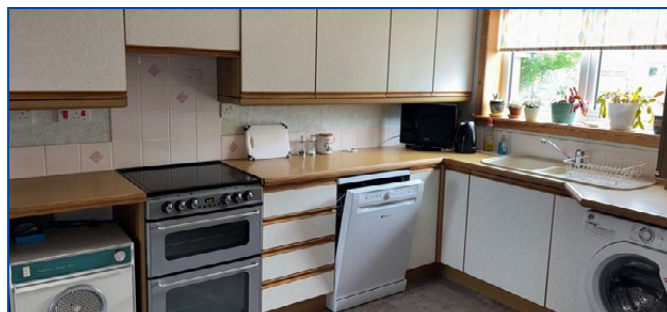
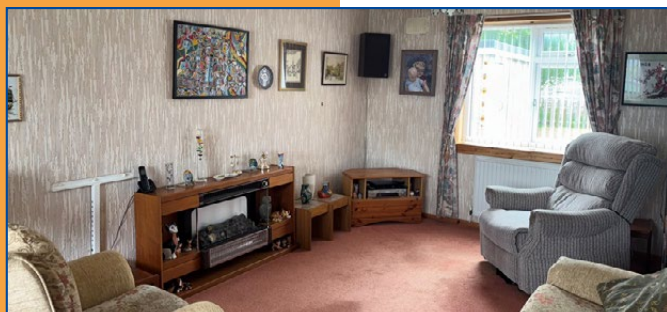




solicitors • estate agents

# Young Robertson & Co.



## 10 RAVENSHILL ROAD, THURSO

This three-bedroom terraced property, enjoys a lovely outlook to the Pentland Firth, Dunnet Head and Orkney Isles. An excellent location, close to local shops and within a short walk to local schooling and the town centre the property benefits from town gas central heating and uPVC windows and doors. A popular residential area, the property spans over two levels and is offered with no onward chain. Accommodation comprises front porch and hallway, a bright and airy living room, well-appointed kitchen diner, rear vestibule and convenient downstairs WC. Upstairs off the landing are two double bedrooms, one of which has fitted bedroom furniture, a fitted shower room, and further single bedroom. The tidy rear garden is fully enclosed with attractive timber fencing and includes a block built shed. Ample on street parking is available locally. Making an excellent family home viewing is recommended.

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## OFFERS OVER £115,000

### **Porch: 1.6m x 1.04m 5'3" x 3'5"**

Glazed uPVC front door with glazed side panel. Tile effect vinyl flooring. Glazed door to hallway.

### **Hallway:**

Carpet. Stairs to first floor. Sliding doors to fitted cloak cupboard with shelf and coat hooks. Window to front.

### **Living Room: 6.3m x 3.35m 20'08" x 11'**

Double aspect windows with views to the Pentland Firth, Dunnet Head and Orkney Isles. Two radiators. Carpet. TV and telephone point.

### **Kitchen: 4.1m x 3.3m 13'5" x 10'10"**

Fully fitted kitchen with various eye and base level units, work top space and splash back tiling. 1.5 sink with mixer tap and drainer. Boiler. Services for washing machine and dishwasher. Space for cooker, fridge freezer and tumble dryer. Carpet tiles. Window to rear with views to the garden. Radiator.

### **Rear Vestibule: 1.41m x 0.9m 4'7" x 2'11"**

Coat hooks to wall. Carpet tiles. Partially glazed door to the garden.

### **WC: 4'4" x 3'9" max**

Wash hand basin with splash back tiling, shelf and mirror above. WC. Carpet. Wall light. Extractor.

### **Landing:**

Carpet. Airing cupboard housing the hot water tank and shelving. Hatch access to the loft. Telephone point.

### **Bedroom 1: 4.35m x 3.31m 14'3" x 10'10"**

Window to front enjoying views to the Pentland Firth, Dunnet Head and Orkney Isles. Carpet. Radiator.

### **Bedroom 2: 4.31m x 2.9m 14'1" x 9'6"**

Window to rear with views to the garden. Fitted bedroom furniture including a wardrobe, drawer unit and vanity area. TV point. Carpet. Radiator.

### **Bedroom 3: 3.04m x 2.32m 9'11" x 7'7"**

Window to front enjoying views to the Pentland Firth, Dunnet Head and Orkney Isles. Wall light. Carpet. Radiator.

### **Bathroom: 2.35m x 1.96m 7'8" x 6'5"**

Pentagonal shower enclosure with electric shower. WC. Wash hand basin with mixer tap. Mirrored bathroom cabinet to wall. Shaver point. Extractor. Radiator. Carpet tiles. Window to rear.



Ground Floor

### **Garden:**

To the front of the property is a small open plan area of lawn, and paved pathway and ramp leads up to the front door. A side path provides convenient access to the rear garden. Bounded with timber fencing the tidy rear garden is also laid mainly to lawn and includes a detached block-built store and patio area. An outside tap is also provided.

### **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: D**

### **Postcode: KW14 7PX**

### **Entry: By arrangement:**

### **Viewing:**

By arrangement with our Thurso Office.

### **Price:**

Offers over £115,000 should be submitted to our Thurso Office.

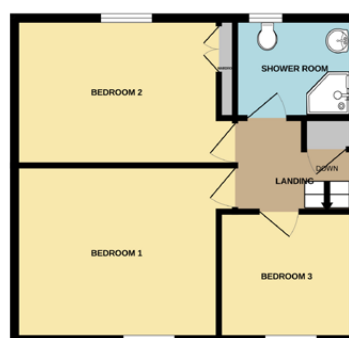
Office Hours: 9.15 am – 1pm, 2pm- 5pm Monday to Friday.

### **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.*



First Floor