



solicitors • estate agents

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Situated in a sought-after location and enjoying fabulous views over open countryside to Scrabster, Orkney Isles and Pentland Firth is this four-bedroom semi-detached property with rear conservatory and a large private drive providing off-road parking for several vehicles —most unusual for these front-line properties. Close to local schooling and within walking distance of local amenities the property is in need of some modernisation however is in walk in condition and benefits from solar panels, air-source heating and uPVC double glazed windows and doors. The ground floor features a spacious entrance porch — a welcoming and tranquil spot to enjoy the surrounding views. From here, the hallway leads to a generously sized dual-aspect living room and an expansive kitchen/diner. A convenient downstairs WC is also provided. To the rear, the conservatory offers garden views and direct access to the outdoor space, along with entry to an external utility room. Upstairs off the landing are four bedrooms and the family bathroom. To the rear of the property lies an attractive terraced garden with a small patio area. Thoughtfully designed and well-established, it features a rich variety of mature plants, flowering shrubs, and occasional trees. With no onward chain and providing an excellent family home early viewing is highly recommended.

OFFERS OVER £160,000

Porch: 3.86m x 2.27m 12'8" x 8'2" max

Partially glazed uPVC front door. Large picture window to front and window to side. 15 panel glazed door to hallway. Laminate flooring.

Hallway:

Stairs to first floor with understairs storage cupboard. Carpet. Radiator. Cloak cupboard with hanging rail and fitted shelving also housing the electrics.

WC: 2.07m x 0.95m 6'9" x 3'01"

Wash hand basin with splash back tiling. WC. Extractor. Carpet. Radiator. Window to side.

Living Room: 6.28m x 4.35m 20'07" x 14'3"

Double aspect windows. Carpet. TV and telephone point. Two radiators.

Kitchen/Diner: 4.48m x 4.19m 14'7" x 13'9"

Fully fitted kitchen with various eye level and base units, work top space and splash back tiling. Ceramic four ring hob and extractor above. Fitted single oven at eye level. 1.5 stainless steel sink with mixer tap and drainer. Services for washing machine and dishwasher. Space for fridge freezer. Ample space for table and chairs. Two radiators. Window to rear and side.

Landing:

Large window to front on stairwell. Carpet. Hatch access to the loft.

Bedroom 1: 3.84m x 2.97m 12'7" x 9'8"

Window to front with open countryside views and views to Scrabster, Orkney Isles and Pentland Firth Carpet. Radiator.

Bedroom 2: 3.84m x 3.24m 12'7" x 10'07"

Triple sliding mirrored doors to built in wardrobe with hanging rail and shelf. Window to rear with views to the garden. Carpet. Radiator.

Bedroom 3: 3.23m x 2.75m 10'7" x 9'

Window to rear with views to the garden. Carpet. Radiator.

Bedroom 4: 2.96m x 2.83m 9'8" x 9'3"

Carpet. Radiator. Window to side with views towards the sea, Dunnet Head and Orkney.

Bathroom: 2.29m x 2.13m 7'6" x 7'

Bath, fully tiled, with glazed shower screen and electric shower above. Wash hand basin with splash back tiling. WC. Towel radiator. Window to rear. Carpet. Extractor. Mirror to wall.

Sun Room: 4.61m x 2.59m 15'01" x 8'6"

UPVC exterior door to side. Wall light. Tiled flooring. Fitted base level units. Heat pump cylinder. Air source

Garden:

The sheltered terraced garden is beautifully established, featuring a rich variety of mature plants, flowering shrubs, and occasional trees. It includes a small patio and neatly maintained lawned areas.

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 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: C

Postcode: KW14 7PJ

Entry: By arrangement:

Viewing: By arrangement with our Thurso Office.

Price:

Offers over £160,000 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 2.5 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.

