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# Young Robertson & Co.



## 18 MILLBANK ROAD, THURSO

Beautifully positioned, this generously sized three-bedroom home offers convenient access to a range of local amenities, including a swimming pool and gym, bowling green, supermarket, squash, tennis and racket ball courts, rugby club, and playing fields. Scenic river walks, a boating pond, and a nearby play park—all just moments from your doorstep the property benefits from uPVC double-glazed windows and doors, along with efficient town gas central heating. The ground floor accommodation includes a spacious and inviting hallway, comfortable living room featuring a tiled fireplace, a well-proportioned kitchen diner, bathroom with a four-piece suite, and a generous double bedroom. Upstairs, the landing/office area leads to two further double bedrooms, each with access to the eaves, providing excellent storage space. Outside is an attached boiler/utility room, and a detached store and sun room. The low maintenance garden offers a patio area and is framed by mature shrubs. A generous double garage is also included with the sale. Making an excellent family home viewing is highly recommended.

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## OFFERS OVER £170,000

### **Hallway: 6.56m x 3.01m 21'6" x 9'10" max**

Partially glazed uPVC front door. Carpet. Cloak cupboard with hanging rail, fitted shelving and additional internal cupboard. Open plan staircase to first floor. Telephone point. Window to front. Two radiators.

### **Living Room: 4.82m x 3.83m 15'9" x 12'7"**

15 panel glazed door from hallway. Window to front with views to the garden and playing fields. Carpet. Open fireplace framed in decorative brick. Fitted side unit to recess with a mix of timber and glass fitted shelving. Two radiators. Telephone point.

### **Kitchen/Diner: 4.5m x 3.71m 14'9" x 12'2" max**

15 panel glazed door from hallway. L-shaped room with fitted kitchen consisting of various eye and base level units with work top space and splash back tiling. Space for cooker with extractor above. Stainless steel sink with drainer. Tile effect vinyl flooring. Window to rear with views to the garden, playing fields, surrounding countryside and Thurso skyline. Two radiators. Shelved storage cupboard. TV and telephone point. Glazed uPVC exterior door to garden.

### **Bedroom 1: 4.79m x 3.74m 15'8" x 12'3" max**

Window to front. Wash hand basin with mirror and light above and fitted unit below to recess. Fitted wardrobes and vanity unit with drawer units and overhead storage. Carpet. Radiator. Telephone point. Wall light.

### **Bathroom: 2.59m x 1.75m 8'6" x 5'8"**

Bath, fully tiled with electric shower above. WC. Bidet. Wash hand basin with splash back tiling, mirror and shaver point light above. Corner wall mounted bathroom cabinet. Window to side. Vinyl flooring. Radiator.

### **Landing/Office Area: 3.55. x 3.01m 11'8" x 9'10" max**

Window to front with far reaching views to the garden, playing fields, surrounding countryside and Thurso skyline. Carpet. Wall light.

### **Bedroom 2: 3.72m x 3.55m 12'2" x 11'8" max**

Carpet. Radiator. Window to front with far reaching views to the garden, playing fields, surrounding countryside and Thurso skyline. Access doors to the eaves offering excellent storage.

### **Bedroom 3: 3.55m x 3.21m 11'8" x 10'06"**

Two steps up from hallway into the bedroom.

Window to front with far reaching views to the garden, playing fields, surrounding countryside and Thurso skyline. Wall light. Fitted wardrobe with hanging rail and shelf. Access to eaves offering excellent storage.

### **External Boiler room/Utility: 3.49m x 3.16m 11'5" x 10'4" max**

UPVC glazed external door. Tiled flooring. Boiler. Belfast style sink with stainless steel drainer. Fitted shelving and eye level units. Window to front. Radiator.

### **Store: 2.53m x 1.78m 8'3" x 5'10"**

Power and water. Window to side. Various fitted shelving.

### **Sun Room: 3.3m x 2.89m 10'10" x 9'5" max**

Vinyl flooring. Fitted blinds and shelving. Offers excellent views to adjacent playing fields.

### **Garden:**

The rear garden is bounded with a combination of block built, drystone walls and traditional flagstone walls.

### **Garage: 5.3m x 4.6m**

Located to the end of the rear access drive is a double garage of masonry block construction with flat felt roof over and up and over door.

### **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 C.

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: E**

### **Postcode: KW14 8PS**

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

### **Viewing: By arrangement with our Thurso Office.**

### **Price:**

Offers over £170,000 should be submitted to our Thurso Office.

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

### **Location:**

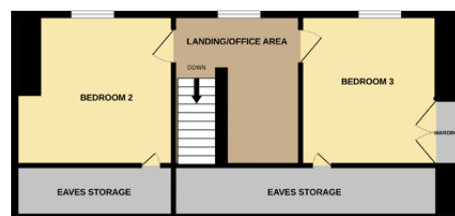
Thurso, one of the two main towns of the district has shopping, professional, medical and educational facilities. From Thurso there are regular bus and rail services south and from Wick airport, approximately 20 miles south there are regular scheduled air services. Inverness is approximately two hours' 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.*



Ground Floor



First Floor