



solicitors • estate agents

Young Robertson & Co.



6 HOY PLACE, THURSO

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Constructed approximately 3 years ago this L-shaped bungalow with attached garage boasts fantastic views over open countryside to Scrabster, Orkney Isles and Pentland Firth. Thoughtfully designed to suit the original owner's lifestyle, the property features an open-plan layout and offers excellent scope for further development. The property benefits from excellent insulation, solar panels, energy-efficient electric heaters, and uPVC double-glazed windows and doors — all contributing to lower energy bills. The accommodation includes a welcoming hallway, a spacious and light-filled open-plan living area incorporating the kitchen and bedroom space, and a modern fitted shower room. There is convenient internal access to the adjoining garage, which presents potential for conversion into additional living accommodation, subject to relevant planning permissions. To the side of the property the driveway to the garage provides additional off-road parking. There is also a forecourt to the front of the property, open garden grounds and a fully enclosed garden with patio and small area of lawn. Appealing perhaps to the first-time buyer, retiree or Airbnb/holiday market viewing is highly recommended.

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OFFERS OVER £80,000

Hallway: 3.29m x 1.2m 10'9" x 3'11"

Partially glazed uPVC external door. Window to side. Laminate flooring. Radiator.

Open Plan living/kitchen/bedroom: 6.02m x 5.09m 19'9" x 16'8"

An impressive room featuring triple windows that frame far-reaching views and flood the space with natural light. Providing an ample living and bedroom area there are two radiators, TV and telephone point and laminate flooring. The contemporary kitchen area is fitted with sleek eye-level and base units, and worktop space. Appliances include a built-in single oven with a two-ring hob above, an integrated fridge, a 1.5 stainless steel sink, and an extractor fan.

Shower room: 2.23m x 1.99m 7'4" x 6'6"

Quadrant shower enclosure with wet wall and thermostatic shower bar. Wash hand basin with mixer tap. WC with push top flush. Extractor. Window to rear. Laminate flooring. Radiator.

Garage: 5.15m x 4.45m 16'10" x 14'7"

The attached garage features an electric up-and-over door, and a fitted workbench area with shelving. Housing the hot water system, solar panel system, and all electrics. It benefits from direct access to both the garden and the main hall of the house, offering convenience and functionality. The drive to the garage also provides additional off-road parking.

Garden:

Externally is a fully enclosed patio area and small area of lawn, bounded with a mix of block-built walls and attractive timber fencing. The remainder of the garden grounds are open plan in design and laid to lawn with occasional mature shrubs and a monobloc forecourt 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.

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 7PQ

Entry: By arrangement:

Viewing: By arrangement with our Thurso Office.

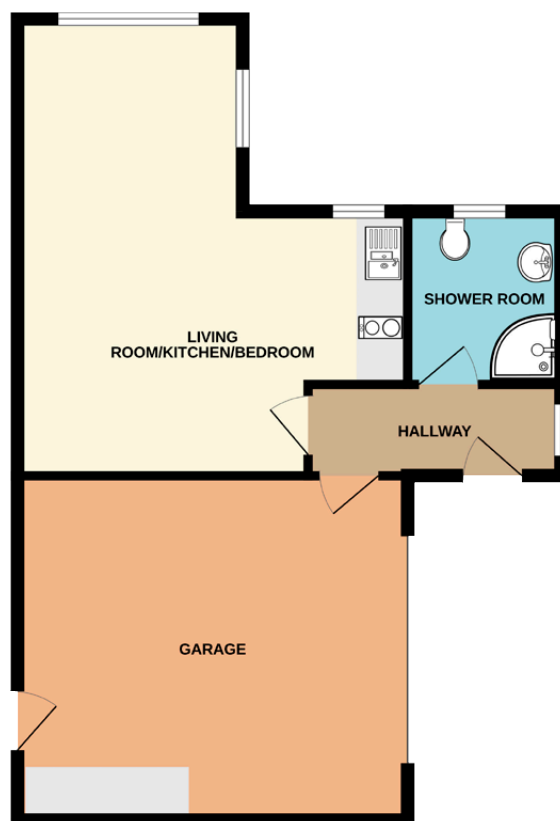
Price:

Offers over £80,000 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.