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Young Robertson & Co.



82 IRONSIDE PLACE, THURSO

This well-presented three-bedroom end-terraced bungalow enjoys both front and rear gardens and is ideally located in Thurso, within easy reach of local amenities including shops and a takeaway, a bar, restaurant, cinema, schools, and local college. The property offers generous storage throughout and benefits from air source heating and timber-framed double-glazed windows. Offered in walk-in condition with no onward chain, the accommodation features well-proportioned rooms comprising an entrance vestibule, hallway with a spacious store room, a bright dual-aspect living room, and a large kitchen-diner. The property includes a contemporary bathroom, two generously sized double bedrooms—one featuring built-in wardrobes—and an additional single bedroom. Externally, the property boasts enclosed front and rear gardens, with convenient adjacent parking. Located within comfortable walking distance of the town centre, viewing is highly recommended to fully appreciate all this home has to offer.

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OFFERS OVER £80,000

Vestibule: 1.48m x 0.78m 4'10" x 1'6"

Partially glazed timber front door. Wood lined ceiling. Vinyl flooring. Partially glazed door to kitchen.

Kitchen: 4.38m x 3.56m 14'4" x 11'8"

Fully fitted kitchen with eye and base level units with work top space. Sink with mixer tap and drainer. Services for washing machine. Space for tumble dryer and dishwasher. Space for fridge freezer to recess. Fitted four ring hob with extractor above. Fitted single oven at eye level. Ample space for table and chairs. Window to front. Tile effect vinyl flooring. Radiator.

Hallway:

L-shaped carpeted hallway with cloak cupboard off, housing the electrics and fitted shelving. Radiator. Large storage cupboard (1.61m x 1.2m 5'3" x 3'11") offering excellent storage and also housing the electrics and hot water system. Hatch access to the attic.

Living Room: 5.88m x 3.35m 19'3" x 11'

Double aspect windows. Laminate flooring. Two radiators. Wall mounted electric fire. TV point.

Bathroom: 2.6m x 1.82m 8'6" x 5'11"

WC with push top flush. P-shaped shower bath with glazed curved shower screen and electric shower above. Wash hand basin set in vanity unit with mirror above. Partially tiled walls. Vinyl flooring. Window to rear. Extractor. Spotlights. Radiator. Partial wood panelling to walls.

Bedroom 1: 3.44m x 3.09m 11'3" x 10'01"

Double sliding mirrored doors to fitted wardrobe with hanging rail and shelf. Laminate flooring. Radiator. Window to front.

Bedroom 2: 4.42m x 2.69m 14'6" x 8'9"

Window to front. Carpet. Radiator.

Bedroom 3: 3.65m x 2.6m 12' x 8'6"

Window to rear. Laminate flooring. Radiator.

Garden:

Steps lead down from the rear door into the garden which has a small area of lawn and paved pathway. The front garden is of a generous size. Fully bounded with timber fencing and laid to grass with a detached block-built store offering excellent storage.

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: D

Postcode: KW14 7SN

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 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.

