



solicitors • estate agents

# Young Robertson & Co.



## TOWN HOUSE, 45 PRINCES STREET, THURSO

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Nestled in the heart of Thurso's conservation area, this two-and-a-half storey stone-built townhouse offers generous living space which is spread over three levels. Extending to approximately 127 m<sup>2</sup>, the property combines traditional character with modern convenience, featuring gas central heating and a mix of uPVC double glazing and secondary glazing throughout. The welcoming hallway, provides access to both the bright, dual-aspect living room and the spacious kitchen diner. The living room enjoys dual aspect windows and opens directly onto the rear garden via patio doors, creating a seamless indoor-outdoor flow. The fitted kitchen is well-appointed with integral appliances and ample space for dining — ideal for family life or entertaining. Upstairs, the first-floor hosts three comfortable bedrooms and a generous family bathroom complete with a luxurious Jacuzzi bath. The second floor reveals a versatile open-plan space, perfect as a studio, home office, or additional lounge, complemented by an adjacent shower room for added convenience. To the rear, a fully enclosed, low-maintenance garden with decorative paving offers a private retreat, while a gated off-road parking area adds practicality and security. This substantial home presents an excellent opportunity for families seeking space, character, and central convenience. Viewing is highly recommended.

[caithnessproperty.co.uk](http://caithnessproperty.co.uk) 

## OFFERS OVER £150,000

### **Hallway: 4.73m x 2.37m 15'6" x 7'9"**

Partially glazed timber front door with transom. Wood effect vinyl flooring. Wall lights. Carpeted stairs to first floor with stair gate. Cloak cupboard housing the boiler and coat hooks. Telephone point. Radiator. Fitted shelving.

### **Living Room: 4.73m x 4.01m 15'6" x 13'2"**

Tiled fireplace with gas fire insert and wooden mantle. Carpet. Double aspect windows with fitted storage below. Double glazed doors open onto the rear patio. Two TV points and telephone point. Recessed shelving unit. Wall lights. Radiator.

### **Kitchen Diner: 4.73m x 3.54m 15'6" x 11'7"**

Fitted kitchen with various eye and base level units with splash back and solid wood worktops. Fitted over with four ring hob and extractor above. Services for washing machine. Integrated dishwasher and fridge. Belfast sink with mixer tap. Recessed shelved cupboard. Partial wood lining with dado rail. Wooden beams to ceiling and spotlights. Radiator. Shelving bracket and cabinet to wall. Two TV points and telephone point. Tile effect laminate flooring. Double aspect windows. Partially glazed uPVC door to garden. Ample space for table and chairs.

### **Landing:**

Radiator. Laminate flooring. Carpeted stairs with to second floor.

### **Bedroom 1: 4.72m x 4.01 15'6" x 13'2" max**

Double aspect windows. Laminate flooring. TV and telephone point. Recessed shelved cupboard. Radiator. Wall lights.

### **Bathroom: 2.99m x 2.00m 9'10" x 6'7"**

Double ended Jacuzzi bath with shower tap attachment. Wash hand basin with splash back, fitted shelf and mirror above. WC. Partial wood lining to walls with dado rail. Mirrored bathroom cabinet and fitted shelves to wall. Radiator. Hard wood flooring. Window to front with storage below.

### **Bedroom 2: 3.52m x 2.65m 11'6" x 8'8"**

Window to rear with views to the garden. Wood effect vinyl flooring. Radiator. Cupboard with hanging rails and shelf. Fitted shelf brackets to wall.

### **Bedroom 3: 3.55m x 2.00m 11'8" x 6'6"**

Window to front. Recessed shelving unit. Radiator. Carpet.

### **Open Landing: 6.45m x 2.98m 21'2" x 9'10"**

Window to front and window to stairwell. Carpet. Panel heater. Access to eaves.

### **Shower Room: 2.98m x 2.52m 9'10" x 8'3"**

WC. Wash hand basin with splash back and mirror above. Fitted shower unit with wet wall and shower panel with twin heads. Laminate flooring. Towel radiator. Window to front.

### **Garden:**

To the rear there is a large fully enclosed garden which is fully paved with occasional borders of shrubs and trees and bounded with block-built walls. A segregated gated area offers off-road parking. Outside tap and a timber shed is also included.

### **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 D.

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: Band D**

### **Postcode: KW14 7AB**

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

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

### **Price:**

Offers Over £150,000 should be submitted to our Thurso Office.

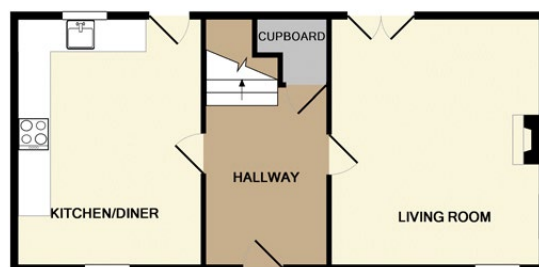
Office Hours: 9.15 am – 1pm, 2pm- 5pm Monday to Friday.

### **Location:**

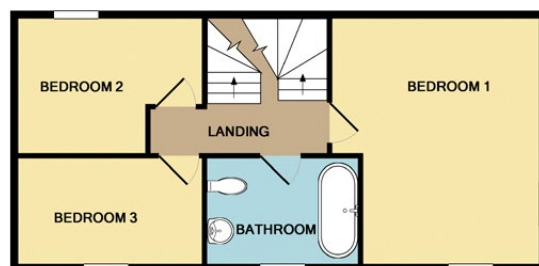
Thurso, one of the two main towns of the district has shopping, professional, medical and educational facilities. From Thurso there are regular bus and rail services south and from Wick airport, approximately 20 miles south there are regular scheduled air services. Inverness is approximately two hours'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

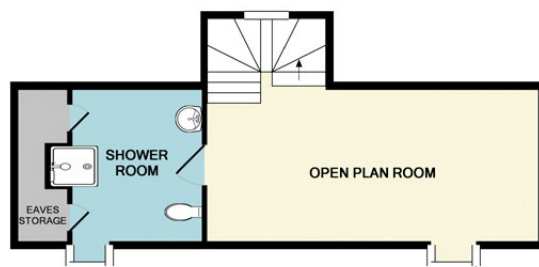
*The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers 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



1ST FLOOR



2ND FLOOR