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# Young Robertson & Co.



## 130 PENNYLAND DRIVE, THURSO

This attractive three-bedroom semi-detached property enjoys a driveway providing off-road parking, alongside an attached garage with workshop area, and fully enclosed rear garden. Situated in an excellent position within a sought-after residential area being just a short walk from local shops, schools, and the town centre the property is spread over two levels and benefits from uPVC double glazed windows and doors, and town gas central heating. To the ground floor the layout comprises vestibule, hallway, spacious living/dining room with double aspect windows and fully fitted kitchen/breakfast room. The rear vestibule offers access to a convenient downstairs WC, and separate utility room. From here access is offered to the workshop/garage – a versatile area with potential for a variety of uses. Upstairs off the landing is the family bathroom and three well-proportioned bedrooms. Although in need of some modernisation the property is in walk in condition and has no onward chain. Making an excellent family home viewing is highly recommended.

**29 TRAILL STREET  
THURSO KW14 8EG**  
tel: 01847 896177  
fax: 01847 896358  
[property@youngrob.co.uk](mailto:property@youngrob.co.uk)  
[youngrob.co.uk](http://youngrob.co.uk)

**21 BRIDGE STREET  
WICK KW1 4AJ**  
tel: 01955 605151  
fax: 01955 602200  
[wick@youngrob.co.uk](mailto:wick@youngrob.co.uk)  
[youngrob.co.uk](http://youngrob.co.uk)

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



## OFFERS OVER £155,000

**Vestibule: 1.06m x 0.9m 3'6" x 2'11"**

UPVC glazed front door. Tile effect vinyl flooring. Coat hooks to wall. Four panel glazed door to hallway.

**Hallway:**

Carpet. Window to front and side. Stairs to first floor with understairs storage cupboard housing the electrics and coat hooks. Telephone point.

**Living/Dining Room: 6.68m x 3.61m 21'11" x 11'10"**

Double aspect windows. TV point. Two radiators. Carpet. Hatch to kitchen.

**Kitchen: 3.27m x 3.04m 10'8" x 9'11"**

Fitted kitchen units consisting of eye and base level units with work top space and splash back tiling. Stainless steel sink with mixer tap and drainer. Space for cooker and fridge. Window to rear with views to the garden. Radiator. Vinyl flooring. Shelved pantry cupboard. Ample space for table and chairs.

**Rear Vestibule: 1.64, x 1.15m 5'4" x 3'9"**

Vinyl flooring. Partially glazed uPVC door to garden.

**WC: 1.64m x 0.88m 5'4" x 2'11"**

WC. Corner wash hand basin. Radiator. Window to rear. Electric towel rail. Dimplex wall mounted fan heater. Vinyl flooring.

**Utility Room: 2.56m x 1.89m 8'5" x 6'2"**

Fitted stainless steel sink with drainer and double base level unit below. Services for washing machine. Vinyl flooring. Window and door to work shop/garage.

**Landing:**

Window to side. Carpet. Radiator. Hatch access to the loft. Shelved airing cupboard with fitted electric heater.

**Bedroom 1: 4.06m x 2.76m 13'3" x 9'**

Window to front. Radiator. Carpet.

**Bedroom 2: 4.25m x 2.52m 13'11" x 8'3"**

Window to rear with views to the garden and snippets of the sea. Carpet. Radiator.

**Bedroom 3: 3.04m x 2.98m 10' x 9'9"**

Shelved storage cupboard. Window to front. Carpet. Radiator.

**Bathroom: 2.42m x 1.71m 7'11" x 5'7"**

Bath with shower screen and thermostatic shower above. Fitted bathroom furniture with inset wash hand basin. WC. Bidet. Electric towel rail. Vinyl flooring. Wall mounted bathroom cabinet. Wood lined ceiling. Extractor. Window to rear.

**Garage/Workshop: 7.78m x 5.56m 25'6" x 18'03"**

Pedestrian door to front and rear. Door to utility room. Up and over garage door. Windows to the front and rear with additional internal window to stairwell. Power. Boiler. Wall mounted double eye level unit. Clothes pulley.

**Garden:**

To the rear is a generous garden that is laid mainly to grass with small stone chipped area and paving. Incorporating drying facilities the fully enclosed garden is bounded with a combination of ranch style fencing and post and wire fencing.

**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 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 7PN****Entry: By arrangement:****Viewing: By arrangement with our Thurso Office.****Price:**

Offers over £155,000 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.*



First Floor