



solicitors • estate agents

# Young Robertson & Co.



## 5 CLAREDON PLACE, THURSO

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This two-bedroom semi-detached home is located within a quiet cul-de-sac and enjoys an elevated position with front and rear garden. Offered with no onward chain, the property is conveniently located just a short walk from the town centre, local school, and convenience store. While requiring full modernisation throughout the property benefits from town gas central heating and double-glazed timber windows and doors. Accommodation comprises hallway, spacious living/dining room, and kitchen on the ground floor. Upstairs off the landing are two double bedrooms, both with fitted storage, and a shower room. Ample on-street parking is available adjacent to the property. Appealing perhaps to the keen property developer or buyers seeking a renovation project viewing is highly recommended.

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

**OFFERS OVER £72,000**

### **Hallway: 2.31m x 1.91m 7'7" x 6'3"**

Partially glazed timber front door with glazed panel to side. Stairs to first floor with under stairs storage cupboard also housing the boiler and electrics. Radiator. 15 panel glazed door to living/dining room. Coat hooks to wall. Vinyl flooring.

### **Living/Dining Room: 5.46m x 3.2m 17'11" x 10'06"**

Double aspect windows. Tiled fireplace (currently not in use). TV point. Radiator. Carpet.

### **Kitchen: 3.46m x 2.34m 11'4" x 7'8"**

Fitted eye and base level units with work top space and fitted stainless steel sink. Space for cooker. Services for washing machine and space for tumble dryer. Radiator. Shelved storage cupboard. Window to rear. Vinyl flooring. Partially glazed exterior door to garden.

### **Landing:**

Window to side. Exposed timber floor boards. Hatch access to the loft.

### **Bedroom 1: 4.7m x 2.61m 15'5" x 8'9"**

Window to front with snippets of views to Scrabster. Carpet. Radiator. Door to over stairs storage cupboard with fitted shelving.

### **Bedroom 2: 3.72m x 2.77m 12'2" x 9'01"**

Window to rear. Folding louvre door to storage cupboard with fitted shelving. Exposed original floor boards.

### **Shower Room: 1.83m x 1.65m 6'x 5'5"**

WC. Wash hand basin. Disability shower enclosure with electric Mira shower. Partial wet walls and vinyl flooring. Extractor. Radiator. Window to rear.

### **General Information:**

The floor coverings and curtains 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 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 8HX**

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

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

### **Price:**

Offers over £72,000 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.*



Ground Floor



First Floor