



Young
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solicitors • estate agents

Young Robertson & Co.



BRAEHEAD HOUSE, SHORE STREET, THURSO

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This spacious three-bedroom first-floor flat occupies a superb coastal position, boasting impressive views across Thurso Beach, Thurso East, the Pentland Firth, Dunnet, Scrabster and Orkney. Formerly two separate one-bedroom flats, the property offers excellent potential for landlords or those exploring the Airbnb market. Requiring modernisation, the flat benefits from UPVC double glazing and features a private entrance with stairs leading to the first-floor landing. The accommodation includes an open-plan living room/kitchen/diner, a generous master bedroom with triple-aspect windows, two additional double bedrooms, and two full bathrooms. With two independent electric meters and water tanks already in place, the layout lends itself well to reinstating the original two-flat configuration if desired. A quiet location and yet only a short walk from the town centre viewing is highly recommended.

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OFFERS OVER £125,000

Entrance/Stairs:

Partially glazed uPVC front door. Stairs to first floor.

Partially glazed door to entrance vestibule/

Vestibule: 1.11m x 1.10m 3'8" x 3'7"

Window to rear. Partially glazed doors to hallways.

Hallway:

Split level carpeted hallway with two windows to front. Two airing cupboards housing the hot water tanks. Two cloak cupboards with hanging rail and shelves, one of which houses the electrics. Two hatches to roof void.

Living/Dining Room/Kitchen: 5.88m x 5.52m

19'3" x 18'01" max
Double aspect windows to living/dining area, and additional window to kitchen area. Fully fitted kitchen with breakfast bar area, and various eye and base level units with fitted work top space. Space for cooker and fridge. Services for washing machine. Stainless steel sink with mixer tap and drainer. Carpet. TV point. Fitted shelving to walls.

Bedroom 1: 4.67m x 3.45m 15'04" x 11'04"

Triple aspect windows. Carpet. Wall mounted storage units. Two fitted shelving units to recess with storage cupboards below, one of which houses the electrics. TV and telephone point. Wall mounted units to wall.

Bedroom 2: 4.21m x 2.59m 13'10" x 8'6" max

Window. Carpet. Fitted shelving to walls. Door to fitted cupboard with hanging rail and shelving.

Bathroom: 2.08m x 1.7m 6'10" x 5'7"

Bath, fully tiled with electric shower above. Fitted vanity unit with inset wash hand basin. WC. Extractor. Vinyl flooring. Wall mounted Dimplex fan heater. Bathroom cabinet to wall.

Bedroom 3: 4.14m x 2.38m 13'7" x 7'10"

Window. Carpet. Door to fitted cupboard with hanging rail and shelf.

Bathroom: 2.32m x 1.72m 7'07" x 5'07"

Bath, fully tiled with electric shower above. Fitted vanity unit with inset wash hand basin. WC. Extractor. Carpet. Wall mounted Dimplex fan heater. Bathroom cabinet to wall.

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: F

Postcode: KW14 8BN

Entry: By arrangement:

Viewing: By arrangement with our Thurso Office.

Price:

Offers over £125,000 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.

