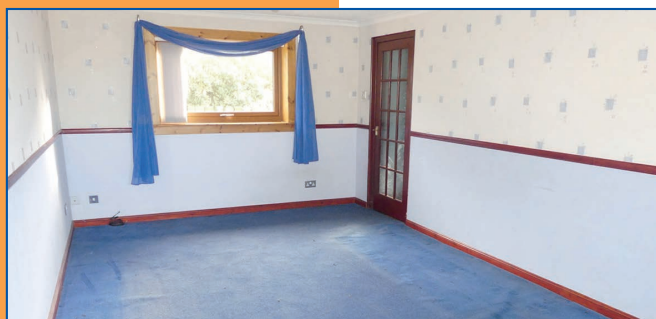




solicitors • estate agents

Young Robertson & Co.



2 BOWER COURT, THURSO

Situated in an elevated location enjoying far reaching views to Thurso skyline, Scrabster and the sea, is this three-bedroom end terraced property. With no onward chain the property benefits from recently installed double-glazed windows (fitted 2020), and space heating is provided by means of electric storage and panel heaters. Externally insulated and rendered accommodation to the ground level comprises entrance vestibule, hallway, kitchen and spacious living room with double aspect windows. Upstairs off the landing is a contemporary fitted shower room and three bedrooms. The loft is partially floored offering excellent storage. The fully enclosed garden incorporates two patio areas, a drying area and timber shed to the rear. The property is well placed for access to the local primary school and town centre and would make an excellent family home. It may also appeal to those looking for a starter home, a or perhaps those looking for a buy to let investment. Viewing is highly recommended.

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OFFERS OVER £94,000

Vestibule

Partially glazed uPVC front door. Coat hooks to wall. Window to front. Laminate flooring. 15 panel glazed door to hall.

Hall

Laminate flooring. Carpeted stairs to first floor with small ground level under stairs storage cupboard. Panel heater. 15 panel doors to the living room and kitchen.

Living Room **6m x 3.38m 19'11" x 11'1"**

Double aspect windows, with the rear one offering far reaching views to Thurso skyline, partial coast and sea views. Carpet. TV point and telephone point. Dado rail. Dimmer switch. Panel heater.

Kitchen **4.14m x 2.83m 14'5" x 9'3"**

Fully fitted kitchen with work top space and upstart. 1.5 bowl sink with mixer tap and drainer. Fitted single oven with four ring hob, tiled splash back and extractor above. Under stairs storage cupboard with coat hooks, fitted shelving, also housing electrics. Extractor. Panel heater. Tile effect laminate flooring. Window to side. Partially glazed uPVC door to rear garden.

Landing

Carpet. Window to side. Hatch access to the loft.

Bedroom 1 **4.35m x 2.5m 14'3" x 8'2"**

Window to rear with far reaching views to the Thurso skyline, Scrabster and the Pentland Firth. Carpet. Telephone point.

Bedroom 2 **3.51m x 3.03m 11'6" x 9'11"**

Window to front. Storage heater. Carpet. Dimmer switch.

Bedroom 3 **3.33m x 2.56m 10'11" x 8'5"**

Window to front. Carpet. Storage heater. Door to shelved storage cupboard. Fitted shelving to recess.

Shower Room **1.98m x 1.78m 6'6" x 5'8"**

Modern fitted shower room with large shower enclosure with wet wall and thermostatic dual shower head. WC with push top flush. Vanity unit with fitted wash hand basin with mixer tap and illuminated mirror above. Tall wall mounted bathroom cabinet. Towel radiator. Tiled flooring. Extractor. Wood lined ceiling. Window to rear.

Garden

Low maintenance gardens to the front, side and rear offering patio areas and incorporating a timber shed and drying area. Fully enclosed with timber fencing meaning a safe environment for those with pets or young children.

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 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

E

Postcode

KW14 8JL

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers over £94,000 should be submitted to our Thurso Office.

Office Hours

9.15am - 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.