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# Young Robertson & Co.



## 7 CLARENCE STREET, THURSO

With viewings available from January, is this detached two-bedroom bungalow, with attached garage, drive and garden grounds. Situated in a quiet sought after residential area in Thurso, and within easy reach to the town centre and local amenities the property benefits from timber double glazed windows, partial electric heating, and PV panels providing electricity. Interlinked smoke alarms are also in place. The bright reception room has a bay window and tiled fireplace with cosy electric fire insert. Since these online photos were taken the flooring has been replaced, and the property has been recently decorated in neutral tones throughout, however the property would benefit from some additional modernisation. Accommodation comprises entrance vestibule, hallway, living room, kitchen, bathroom and two double bedrooms. Outside the well-presented gardens wrap around the property with the rear being primarily laid to lawn with paved pathways and stone chipped borders and an attractive patio area. The front garden is also stone chipped with an array of well-established hedging, shrubs and occasional trees. Two attached block-built stores, and a detached block-built store all offer excellent storage. The driveway provides additional off-road parking and leads up to the garage. Early viewing is highly recommended.

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**OFFERS OVER £160,000**

### **Vestibule** **1.05m x 0.88m 3'5" x 2'10"**

Timber exterior front door. Vinyl flooring with recessed floor mat. Glazed door with obscured glass panels.

### **Hallway**

L-shaped carpeted hallway. Hatch access to the loft space. Storage cupboard housing the electrics.

### **Living Room** **5.43m x 3.72m 17'10" x 12'2"**

Spacious room with box window to front, and window to side. Tiled open fireplace with electric fire insert. Quantum electric heater. Telephone point. Carpet.

### **Kitchen** **4.27m x 2.58m 14' x 8'5"**

Fitted eye and base level units with work top space and partial tiled splashback. Stainless steel sink, and triton electric water heater. Space for cooker and white goods. Large shelved pantry cupboard. Shelved storage cupboard. Wood effect vinyl flooring. Fitted shelf unit. Window to rear with views to the garden. Exterior timber door.

### **Bathroom** **2.05m x 1.67m 6'9" x 5'6"**

Wash hand basin with splash back, mirror above and triton electric water heater. WC. Bath, fully tiled with electric shower above. Dimplex wall mounted heater. Electric towel rail. Wood effect vinyl flooring. Shelving unit with bathroom cabinet. Extractor. Window to rear.

### **Bedroom 1** **3.96m x 2.94m 13' x 9'8"**

Window to front. Carpet. Shelved storage cupboard. Cupboard with hanging rail and shelf.

### **Bedroom 2** **3.96m x 2.74m 13' x 8'11"**

Window to rear with views to the garden. Carpet. Double doors to storage cupboard with fitted shelving.

### **Outside**

To the rear of the house are two attached block-built stores and a timber shed. An attached garage with up and over door can also be found.

### **Garden**

The property is surrounded by attractive garden grounds. The front garden is well established with an abundance of flowers and shrubs with occasional trees. A path wraps around the property with the rear garden being laid mainly to grass and incorporating a timber shed.

### **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**

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### **Postcode**

KW14 7HE

### **Entry**

By arrangement.

### **Viewing**

By arrangement with our Thurso Office.

### **Price**

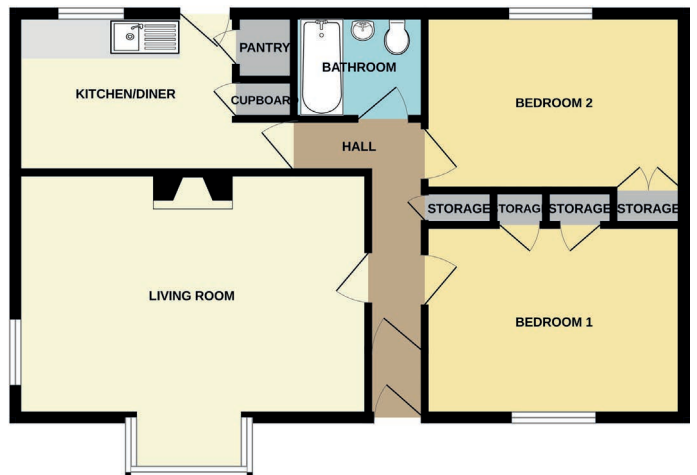
Offers over £160,000 should be submitted to our Thurso Office.

### **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.*