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solicitors • estate agents

# Young Robertson & Co.



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## 8 GERRY SQUARE, THURSO

This two-bedroom terraced property, with detached garage and garden, is superbly situated being only a stone's throw from the centre of town. Accommodation comprises entrance hall and living room with tiled fireplace, double aspect windows and a glazed double door that open into the bright fully fitted kitchen which overlooks the rear garden. A double bedroom, bathroom, rear lobby and sun room can also be found to the ground floor. Upstairs is a further bedroom offering attractive views to Thurso skyline. In walk in condition, however could benefit from some modernisation, the property benefits from gas central heating and uPVC double glazed windows. An excellent location, likely appealing to the first-time purchaser, buy to let market or even those looking to downsize. Viewing is highly recommended.

**OFFERS OVER £83,000**

## Vestibule

Partially glazed uPVC front door. Carpet. Stairs to first floor.

## Living Room **4.72m x 3.38m 15'5" x 11'1"**

Double aspect windows each with storage units below, one of which houses the electrics. Tiled fireplace with open fire. Carpet. Radiator. Double glazed doors to kitchen. TV and telephone point.

## Kitchen **3.37m x 3.04m 11' x 9'11"**

Fitted kitchen with various eye and base level units, work top space and splash back tiling. Space for cooker with fitted extractor above. Stainless steel sink with mixer tap and drainer. Space and services for washing machine and slimline dishwasher. Space for fridge. Wood lined ceiling. Radiator. Boiler. Window to rear. Vinyl flooring. Door to rear vestibule.

## Rear Vestibule **3.29m x .9m 10'9" x 2'11"**

Vinyl flooring. Radiator. Storage cupboard with fitted shelving and coat hooks.

## Bathroom **2.07m x 1.73m 6'9" x 5'8"**

Bath with shower screen and electric shower. Wash hand basin. WC. Radiator. Partially tiled walls. Fitted shelving. Mirrored bathroom cabinet to wall. Window to rear. Carpet.

## Bedroom 1 **4.69m x 3.32m 15'04" x 10'10"**

Window to front. Carpet. Radiator. Door to under stairs storage cupboard. Shelved unit to recess. Telephone point.

## Sun Room **2.07m x 1.79m 6'9" x 3'10"**

UPVC sun room offering views to the garden. Wall light. Carpet. Glazed door to garden.

## Landing

Window to rear. Telephone point. Carpet.

## Bedroom 2 **2.91m x 2.72m 9'6" x 9'**

Window to rear. Carpet. Radiator. Fitted cupboard with hanging rail and shelf.

## Garage **6.15m x 3.31m**

Block built garage with timber doors to front, fitted shelving and window to rear.



## Garden

The low maintenance rear garden is a lovely suntrap, open plan in design with stone chips and paving. Offers convenient access to the nearby garage.

## 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

E

## Postcode

KW14 8BH

## Entry

By arrangement.

## Viewing

By arrangement with our Thurso Office.

## Price

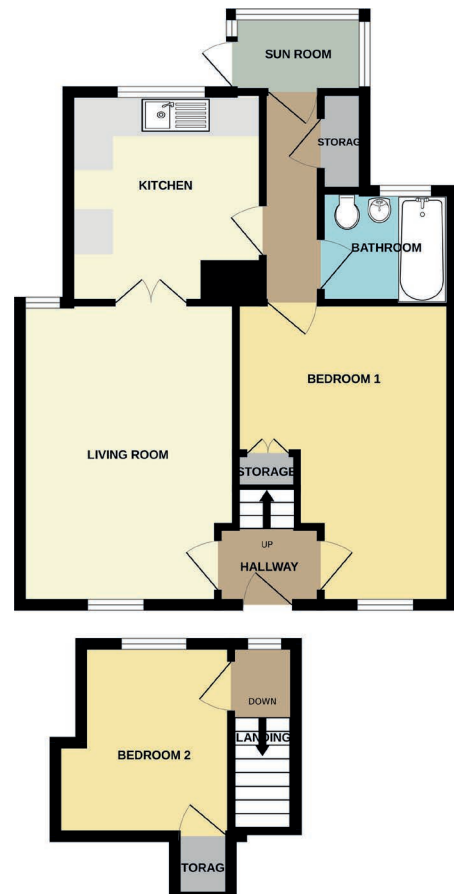
Offers over £83,000 should be submitted to our Thurso Office.

## 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.*