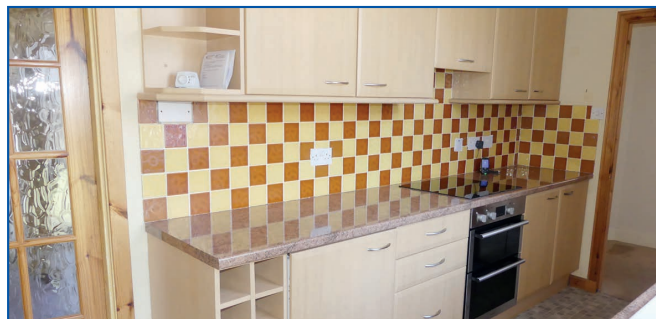




solicitors • estate agents

# Young Robertson & Co.



29 TRAILL STREET  
THURSO KW14 8EG  
tel: 01847 896177  
fax: 01847 896358  
property@youngrob.co.uk  
youngrob.co.uk

21 BRIDGE STREET  
WICK KW1 4AJ  
tel: 01955 605151  
fax: 01955 602200  
wick@youngrob.co.uk  
youngrob.co.uk

## 18 DUNCAN STREET, THURSO

This spacious two-bedroom corner semi-detached property is conveniently located being only a short walk from the town centre and all its amenities. A sought-after location the property benefits from uPVC double glazed windows and doors, and town gas central heating, with the living room having a feature fireplace with electric insert fire. An attractive conservation area accommodation comprises hallway, living room with double aspect windows, galley style kitchen, two double bedrooms, inner hall and shower room. To the rear of the house is a private raised patio that looks onto the shared drying green. Ample on-street parking is available locally. With no onward chain the property would make an ideal purchase for any landlord, first-time buyer or for someone looking to downsize and be close to all amenities. Viewing is highly recommended.

caithnessproperty.co.uk

**OFFERS OVER £95,000**

### **Hallway** **3.2m x 1.02m 10'6" x 1'2"**

Partially glazed uPVC front door. Carpet. Radiator. Picture rail.

### **Living Room** **4.88m x 3.94m 16'3" x 12'11"**

Feature fireplace with electric fire insert. Double aspect windows. Carpet. Two radiators. Picture rail. Wall lights. TV and telephone point.

### **Kitchen** **4.15m x 1.94m 13'7" x 6'04"**

Modern fitted eye and base level kitchen units with work top space and splash back tiling. Fitted oven and grill with four ring hob and extractor above. 1.5 bowl sink with mixer tap and drainer. Hatch access to the loft. Vinyl flooring. Radiator. Boiler to wall. TV point. Window and glazed uPVC door to rear.

### **Inner Hall**

Carpet. Fitted work top space. Services for washing machine. Electrics to wall.

### **Bedroom 1** **3.39m x 2.78m 11'1" x 9'1"**

Window to front. Laminate flooring. Picture rail. Radiator. TV point.

### **Bedroom 2** **2.99m x 2.8m 9'10" x 9'2"**

Window to front. Laminate flooring. Radiator. Telephone point.

### **Shower Room** **1.92m x 1.64m 6'3" x 5'4"**

Quadrant shower enclosure with electric shower. Fitted bathroom furniture with back to wall WC and wash hand basin with mixer tap. Shaver point. Fully tiled walls. Tile effect laminate flooring. Radiator. Extractor.

### **Garden**

To the rear of the property is a small raised patio that looks over the shared green which provides drying facilities. There is also right of access over a side pathway allowing convenient access for wheelie bins.

### **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**

D

### **Postcode**

KW14 7HU

### **Entry**

By arrangement.

### **Viewing**

By arrangement with our Thurso Office.

### **Price**

Offers over £95,000 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.*