

solicitors • estate agents

Young Robertson & Co.



23 PARK AVENUE, THURSO

Situated on a corner plot, and enjoying lovely views across Thurso skyline with partial sea views to Scrabster and Scrabster Brae is this two-bedroom semi-detached property. Conveniently located to a local bus stop, convenience store and primary school, and within comfortable walking distance to the town centre the property benefits from town gas central heating and double-glazed windows and doors. In need of some cosmetic improvements, accommodation comprises entrance hall, living room with double aspect windows and kitchen to the ground floor. Upstairs off the landing are two good sized double bedrooms and a bathroom. To the rear is a small enclosed garden with lawn and patio, with the larger front garden also being laid to grass with borders of flowers and shrubs.

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

caithnessproperty.co.uk

OFFERS OVER £69,000

Hallway

UPVC front door with decorative glass panel and window to side. Vinyl flooring. Carpeted stairs to first floor. Under stairs storage cupboard housing the electrics.

Living Room **5.45m x 3.13m 17'10" x 10'3"**

Double aspect windows. Tiled fireplace with electric fire insert. Carpet. TV and telephone point. Two radiators.

Kitchen **3.42m x 2.31m 11'2" x 7'7"**

Fitted eye and base level units with work top space and splash back tiling. Sink with mixer tap and drainer. Services for washing machine. Single fitted electric oven with four ring gas hob and extractor above. Cupboard housing the boiler. Radiator. Vinyl flooring. Partially glazed uPVC door to the rear.

Landing

Carpet. Hatch access to the loft.

Bedroom 1 **4.72m x 2.61m 15'5" x 8'7"**

Window to front. Carpet. TV and telephone point. Radiator. Door to over stairs storage cupboard.

Bedroom 2 **3.75m x 2.77m 12'3" x 9'1" max**

Window to rear. Carpet. Radiator. Shelved storage cupboard.

Bathroom **1.82m x 1.71m 6' x 5'7"**

Bath with electric shower above. WC with push top flush. Wash hand basin with mixer tap set in vanity unit. Mirror to wall. Radiator. Vinyl flooring. Window to rear.

Garden

To the rear of the property is a small patio and area of lawn offering drying facilities. A gate also leads to the side adjacent pathway. The front garden is laid mainly to grass and is bordered with flowers and shrubs.

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

D

Postcode

KW14 8JP

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

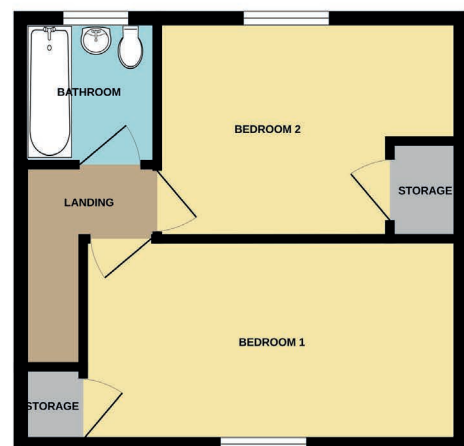
Offers over £69,000 should be submitted to our Thurso Office.

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.