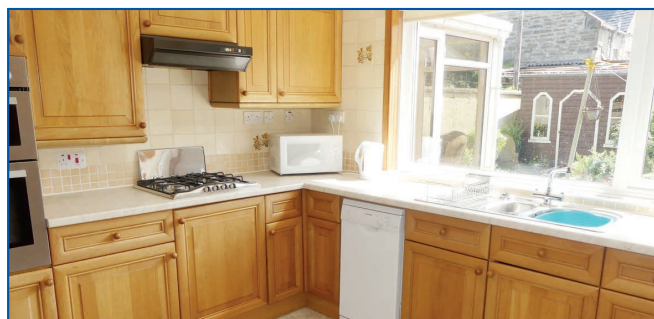
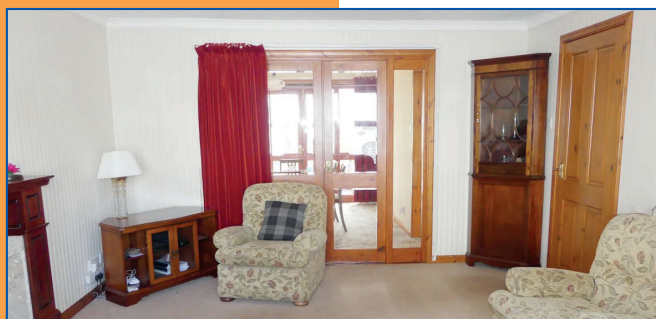




solicitors • estate agents

# Young Robertson & Co.



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## 2 CAMPBELL STREET, THURSO

Excellent opportunity to purchase this attractive three-bedroom family home with rear garden, large garage and off-road parking. Conveniently located within a pretty conservation area within the town centre this Grade C listed property benefits from town gas central heating and double-glazed windows and doors. Offering excellent storage throughout the accommodation is in walk in condition however could benefit from some internal cosmetic updating. Accommodation comprises vestibule, hallway, living room, dining room, sun room, kitchen, utility room and shower room. Upstairs off the large landing is a spacious bathroom with four-piece suite, a single bedroom and two double bedrooms, one with integral fitted wardrobes and the other having a fitted wash hand basin. To the rear the private and sheltered garden is low maintenance and includes a timber shed. Making a great family home and no onward chain viewing is highly recommended.

caithnessproperty.co.uk 

**OFFERS OVER £175,000**

## Vestibule **0.86m x 0.86m 5'9" x 2'9"**

Timber front door with decorative glass panel. Tiled flooring with recessed mat. Decorative glazed door to hallway.

## Hallway

Hard wood flooring and carpeted stairs to first floor. Large storage cupboard housing the boiler. Clock cupboard with light, shelving and hanging rail. Shelved storage cupboard. Radiator. Telephone point.

## Living Room **4.71m x 3.88m 15'5" x 12'9"**

Marble fireplace with wooden mantel and gas fire insert. Deeply silled window to front. TV and telephone point. Carpet. Radiator. Glazed door with side panels to dining room.

## Dining Room **3.84m x 2.83m 12'7" x 9'3"**

Radiator. Carpet. Wall lights. Glazed door with side panels to sun room.

## Sun Room **2.85m x 2.81m 9'4" x 9'2"**

Glazed floor to ceiling glazed panels and two glazed exterior doors. Carpet.

## Kitchen **3.85m x 3.23m 12'7" x 10'7"**

Fitted eye and base level units with work top space and splash back tiling. Fitted double oven and grill at eye level, and four ring fitted gas hob. Services for dishwasher. Tile effect vinyl flooring. Large picture window to rear with views to the garden. Radiator.

## Utility Room **3.08m x 1.16m 10'0" x 3'9" max**

Fitted work top space with stainless steel sink. Fitted shelf and small shelving unit. Sliding door to shelved pantry cupboard. Window to rear. Tile effect vinyl flooring.

## Shower Room **2.43m x 2.16m 8' x 7'1"**

WC. Fully tiled shower enclosure with thermostatic shower. Vanity unit with wash hand basin insert mirror and shaver point light above. Mirrored bathroom cabinet to wall. Mirror to wall. Wood effect vinyl flooring. Radiator. Window to side.

## Landing

Window to front. Carpet. Shelved airing cupboard with radiator and light. Hatch access to the loft.

## Bedroom 1 **4.07m x 3.89m 13'4" x 12'9"**

Window to front. Carpet. Radiator. Fitted wardrobes to recess. Wall lights.

## Bedroom 2 **3.81m x 2.79m 12'6" x 9'2" max**

Window to rear with views to the garden. Carpet. Radiator. Vanity unit with fitted wash hand basin, mirror and shaver point light above.

## Bedroom 3 **2.79m x 2.03m 9'2" x 6'8"**

Window to rear with views to the garden. Carpet.

## Bathroom **3.82m x 2.37m 12'6" x 7'9"**

Bath. Large shower enclosure with wet wall and electric shower. Bidet. WC. Wash hand basin with mirror and shaver point light above. Wall mounted electric heater. Partial tiling to walls. Wood effect vinyl flooring. Window to rear. Radiator. Mirrored bathroom cabinet to wall.

## Garage **14.04m x 3.10m 46' x 10'02"**

Double doors for vehicle access to the front. Two windows to side. Sliding pedestrian door to garden. Door to utility room. Fitted shelving and coat hooks to wall. Power and water. To the front of the garage is a monobloc off-road parking space.

## Garden

To the rear of the property is a private and sheltered low maintenance garden bounded with block built and stone built walls. Laid mainly with stone chips and paved pathways with borders of flowers, shrubs and occasional young trees. A small timber shed is also included in the sale.

## 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 C. 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

C

## Postcode

KW14 7HD

## Entry

By arrangement.

## Viewing

By arrangement with our Thurso Office.

## Price

Offers Over £175,000 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.*