



23 Upper Burnside
Drive, Thurso,
KW14 7XB



A great opportunity to purchase a 2 bedroom bungalow in the well sought after area of Upper Burnside, Thurso.

This 2 bedroom, semi - detached bungalow located in the quiet residential area of Thurso benefits from electric storage heating with Total Heating Control and Upvc double glazed windows.

Accommodation consists of a hallway, lounge, kitchen, bathroom and 2 bedrooms. The outside of the property benefits from an exceptionally well kept garden, garage and off road parking.

The property is only a short walk to the nearest primary school, other local amenities and coastal walks.

Viewing is highly recommended.

Offers over £96,000

Accommodation

Hallway: 3.60m x 1.01m (3.24m at widest)

Hallway leading into lounge, kitchen, bathroom, 2 bedrooms and 2 storage cupboards

Lounge: 5.70m x 4.08m

A large room with views to the side garden. There is a free standing fireplace which is included in the sale.

Kitchen: 3.62m x 3.42m

Fitted kitchen with ample eye and base units including free standing electric cooker, washing machine and drier. Access to the rear garden

Master Bedroom: 4.38m x 4.07m

Double bedroom with 2 built in cupboards and views to the front garden

Bedroom 2: 3.62m x 3.30m

Double bedroom with a double built in cupboard and views to the front garden

Bathroom: 2.50m x 1.448m

A light and airy room with a bath with an over bath shower, wash hand basin and Wc

Outside:

There is a secure and fully enclosed surrounding garden. A block built garage with an up and over door and off road parking



Lounge



Kitchen

Photographs



Shower room



Entrance



Lounge



Side garden



Rear of property



Garden

Floor plan



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.
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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.

ENERGY PERFORMANCE RATING

The property has an energy rating of band D.

SERVICES

Mains services, telephone, broadband and TV aerial.

FIXTURES AND FITTINGS

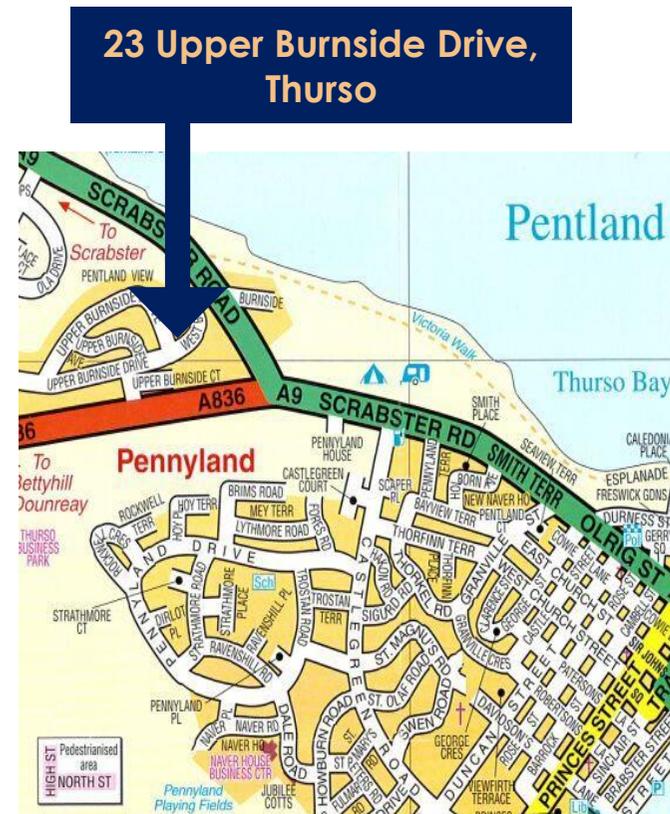
The floor coverings, light fittings, washing machine, free standing electric cooker and tumble dryer are included in the sale price.

VIEWING

For an appointment to view telephone d and h on 01847 894379.

PRICE

Offers in the region of £96,000 are invited.



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NOTES - These particulars have been prepared following an inspection of the property in October 2017 and from information furnished by the sellers on that date. Whilst every care has been taken in the preparation of these particulars they are not guaranteed or warranted in any way, nor will they give rise to an action in law. In particular it should be noted that all measurements are approximate only. Prospective purchasers are recommended to view the subjects personally. Interested parties should note their interest with the Selling Agents. However, the Seller retains the right to accept an Offer at any time without setting a Closing Date

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