



2 Baillies Buildings,  
Calders Lane  
Castletown

An attractive, recently refurbished home located in the popular village of Castletown.

This one bedroom, mid terraced dwelling house is located in a quiet residential area and benefits from gas central heating and Upvc double glazed windows.

The property is only a short drive from the nearest town of Thurso and is only a short walk to the nearest primary school and other local amenities.

Accommodation comprises of an entrance hall, lounge, kitchen, one bedroom and a shower room. Whilst outside there is a fully enclosed garden with a large timber garden shed.

Viewing is highly recommended.

**OIRO £58,000**

# Accommodation

**Entrance Hallway:** 1.54m x 1.49m

Entrance leading to the lounge and access to the stairs

**Lounge:** 4.09m x 3.70m

Accessed from entrance hall, this room has a large window, allowing in copious amounts of natural light. Access to the kitchen

**Kitchen:** 2.55m x 2.47m

Fitted kitchen with eye and base units. Access to the rear hall, which leads to the shower room and store area

**Shower room:** 1.65m x 1.51m

Shower, wash hand basin and Wc

**Bedroom:** 3.46m x 2.35m

Double bedroom with a built in wardrobe and views to the garden

**Hall/store area:** 1.65m x 0.79m

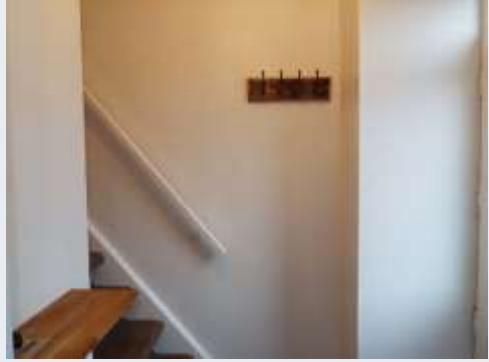
Leading from the kitchen through to the shower room

**Outside:**

There is a secure and fully enclosed garden with a large timber shed. This property also has a block built building offering further storage



# Photographs



# Floor plan



GROUND FLOOR



1ST FLOOR

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 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.

### **ENERGY PERFORMANCE RATING**

The property has an energy rating of band F.

### **SERVICES**

Mains services, telephone, broadband and TV aerial.

### **FIXTURES AND FITTINGS**

The floor coverings and light fittings are included in the sale price.

### **VIEWING**

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

### **PRICE**

OIRO of £58,000 are invited.



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NOTES - These particulars have been prepared following an inspection of the property in January 2019 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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