



## Residential Property

Georgesons  
Estate Agents

# 1 Holborn Place, Scrabster

**£5,000 BELOW HOME REPORT VALUATION**



### **The Property**

This semi-detached two bedroom property is situated in Scrabster on the outskirts of Thurso. The property benefits from oil fired central heating and UPVC double glazing throughout. In good order throughout the accommodation comprises of a kitchen/diner, lounge, two bedrooms, box room and bathroom. There is a mono block driveway to the front and side of the property allowing access for off road parking. There is also a fully enclosed back garden with garden shed.

### **The Area**

Scrabster is on the coastal outskirts of Thurso. It is one of the most northerly ports on the British mainland, and also benefits from the Northlink Ferry Service operating on a daily basis to the Orkney Islands. Thurso is one of the two main towns in Caithness. Nursery, primary, secondary and college education is situated within the town. There is a main line railway station and bus depot together with airport facilities, which can be obtained in the nearby town of Wick. There are a number of amenities/facilities available in the town of Thurso including public swimming pool, leisure centre, squash club and boating pond together with a range of shops and restaurants.



Half glazed UPVC door to –

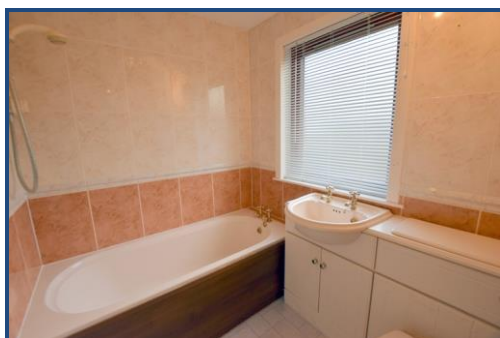
**Hall** – Accessing lounge, kitchen/diner, stairs to first floor landing. Storage cupboard with shelves. Radiator. Smoke detector.

**Lounge** – 4.64m x 3.67m. Three single power points. Two double power points. Telephone connection point. Radiator. Electric coal effect fireplace. Laminate flooring.

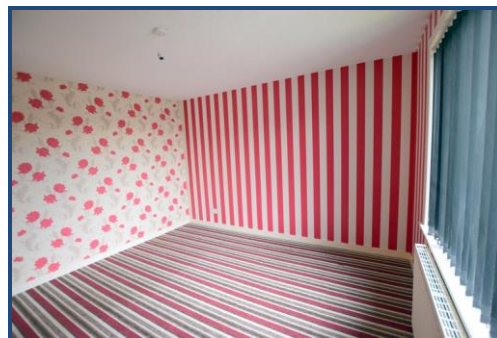
**Kitchen/Diner** – 5.66m x 2.33m. Five double power points. Wall and base units with stainless steel sink and drainer. Integral ceramic hob, cooker hood, dishwasher. Built in free standing American style fridge/freezer. Breakfast bar. Radiator. Tiled flooring. Half glazed UPVC door to rear garden.

**Stairs to first floor landing** – Accessing bedrooms, bathroom and box room. One single power point. Loft access by hatch. Storage cupboard with slatted shelves.

**Bathroom** – 2.23m x 1.73m. Suite consisting WC and wash hand basin built in storage unit, bath with over bath thermostatic shower. Radiator. Extractor fan. Walls fully tiled.



**Bedroom 1** – 3.57m x 3.31m. One double power point. One single power point. Radiator.



**Bedroom 2** – 3.42m x 3.37m at widest point. Two single power points. Radiator. Storage cupboard with shelves and hanging space.

**Box Room** – 1.86m x 1.97m at widest point. One double power point. Radiator. Laminate flooring.

**Front Garden** – Fully enclosed mono block driveway with off road parking for vehicles. Wooden storage shed. Oil central heating storage tank and boiler.

**Rear Garden** – Fully enclosed area paved with lawn area. Clothes drying facilities. Wooden storage shed.

**Video** – A video of this property can be viewed on our website.

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**Postcode** – KW14 7UX

**Council Tax** – Band A **EPC** – E44

**Price** – Offers around £70,000 to be lodged with the selling agents, Georgesons.

**Viewing** – By appointment via Georgesons

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**Prospective purchasers should note:**

- 1 These particulars are subjective for descriptive purposes only and are not an offer to sell, representation or warranty. Potential purchasers must satisfy themselves by their own enquiries:
  - (a) that any measurements given are accurate;
  - (b) that any use envisaged has all necessary permissions;
- 2 These particulars do not form any part of a contract of sale unless incorporated within a self proving signed document under the Requirements of Writing (Scotland) Act 1985.
- 3 The owners reserve the right not to sell or to sell to anyone at any price without giving warning to other interested parties.

## Georgesons Estate Agency Ltd

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**22 Bridge Street  
Wick  
Caithness KW1 4NG  
Tel: (01955) 602222  
Fax: (01955) 603016**

**Email:** karen@georgesonsproperty.co.uk

**19 Traill Street  
Thurso  
Caithness, KW14 8EG  
Tel: (01847) 892225  
Fax: (01847) 892235**

**Email:** sarah@georgesonsproperty.co.uk

**22 High Street  
Tain  
Ross-shire, IV19 1AE  
Tel: (01862) 892555  
Fax: (01862) 894861**

**Email:** tain@georgesonsproperty.co.uk