



Georgesons
Estate Agents

Residential Property

1 Waterplant Houses, Shebster

£30,000 UNDER HOME REPORT VALUATION



The Property

This three bedroom semi-detached property is situated in the rural location of Shebster which is approximately 5 miles from Thurso. With magnificent views over the open countryside and in good decorative order the accommodation comprises lounge, kitchen, three bedrooms, utility room and bathroom. The property benefits from oil central heating and upvc double glazing throughout. The front and rear gardens are mainly laid to grass with a concrete area and wooden storage shed to the rear. To the side of the property there is off road parking. This property would make a lovely family home or buy to let investment.

The Area

Shebster is approximately 5 miles west of Thurso on the borders of Caithness and Sutherland. There are stunning views and beautiful beaches. Thurso is the largest of the two principal towns of Caithness. Nursery, primary, secondary and college education can be obtained 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.



Partially glazed UPVC door to –

Hall – Accessing kitchen, lounge and stairs to first floor landing. One double power point. Wooden flooring. Radiator.

Kitchen – 3.01m x 3.69m. Double aspect. Three double power points. One single power point. Wall and base units with bowl and half stainless steel sink and drainer. Radiator. Door to –

Utility room – 2.89m x 2.30m. Two double power points. Radiator. Plumbed for washing machine. Wall and base units. Half glazed UPVC door to rear garden.

Lounge – 6.12m x 4.23m. Double aspect. Five double power points. Two radiators. Under stairs storage cupboard. Solid fuel open fireplace with Caithness stone hearth.

Stairs to first floor landing – accessing bedrooms and bathroom. One double power point. Smoke detector. Telephone connection point. Loft access by hatch.

Bathroom – 2.30m x 2.16m. Suite consisting WC, pedestal wash hand basin, bath. Radiator. Shaving point. Extractor fan.

Bedroom 1 – 3.29m x 3.66m. Double aspect. Two double power points. Radiator.

Bedroom 2 – 2.66m x 3.61m. Two double power points. Radiator. Two

storage cupboards with shelves. Loft access by hatch.

Bedroom 3 – 2.69m x 2.28m. Two double power points. Radiator.

Front garden – Laid mostly to grass. Concrete patio area. Wooden storage shed. Oil central heating storage tank and boiler. Off road parking.

Rear garden – Laid mostly to grass. Wooden lean to log storage.



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

Postcode – KW14 7RD

Council Tax – Band A **EPC** – E48

Price – Offers over £60,000 to be lodged with the selling agents, Georgesons.

Viewing – By appointment via Georgesons

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.

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