

## 10 Vulcan Court, Thurso



### Offers in the Region of £72,000

A 2 bedroom, ground floor flat in a popular Thurso area. The property is conveniently located within easy reach of the town centre and beach. It would be an excellent opportunity for first time buyers or the buy to let market. The well presented accommodation comprises: hall, open plan lounge/kitchen, 2 bedrooms and bathroom. UPVC double glazing and gas central heating throughout. Shared drying area and rear garden. Viewing recommended. Energy efficiency rating: C

- 2 Bedroom
- Ground floor flat
- Well presented
- Modern kitchen
- Gas central heating
- Double glazed
- Close to local amenities
- Walking distance to beach
- Viewing essential
- Energy Efficiency Rating: C

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# Accommodation



Enter the property via a small porch that has a slate floor and is ideal for a boot room and hanging coats. The porch leads into the open plan lounge/kitchen area.

The open plan lounge/kitchen is a spacious living area with laminate flooring in the kitchen and carpeting in the lounge. This gives the lounge a modern and contemporary feel with plenty of natural light coming in through the rear and front windows.

The kitchen is by Ashley Ann in a wood effect finish with complementary worktops and stainless steel sink with mixer tap, gas hob, oven and chimney style extractor hood. There is space for a washing machine, tumble dryer and fridge freezer.

A door leads from the lounge/diner into the carpeted hall. This has doors leading to the 2 bedrooms, bathroom and two storage cupboards.

There are two double bedrooms with sliding mirrored door wardrobes. Bedroom 1 is carpeted and Bedroom 2 has wooden flooring with both having large double glazed windows that let in plenty of natural light. Bedroom 1 overlooks the front of the property with partial views of the Pentland Firth and Bedroom 2 looks over into the rear garden.

The modern bathroom has a 3 piece white porcelain suite with a mains electric shower over the bath with bath screen. There is an extractor fan and a frosted window that allows light and ventilation into the room.

Outside is a shared rear garden laid to lawn and ideal for clothes drying. The front garden is open plan. Parking is available near to the property's front door.

Blinds and carpets are included in the sale.

Services are mains electric, water, drainage and gas. Gas central heating and double glazed throughout.

|                           |   |
|---------------------------|---|
| <b>Entrance Porch:</b>    | <b>4' 8" x 3' 1" (1.41m x 0.94m)</b>    |
| <b>Lounge/Kitchen:</b>    | <b>23' 10" x 10' 6" (7.27m x 3.2m)</b>  |
| <b>Hall:</b>              | <b>9' 7" x 2' 10" (2.92m x 0.86m)</b>   |
| At its longest and widest |   |
| <b>Bedroom 1:</b>         | <b>11' 7" x 10' 11" (3.52m x 3.34m)</b> |
| <b>Bedroom 2:</b>         | <b>10' 0" x 9' 9" (3.06m x 2.96m)</b>   |
| <b>Bathroom:</b>          | <b>6' 6" x 5' 8" (1.97m x 1.73m)</b>    |

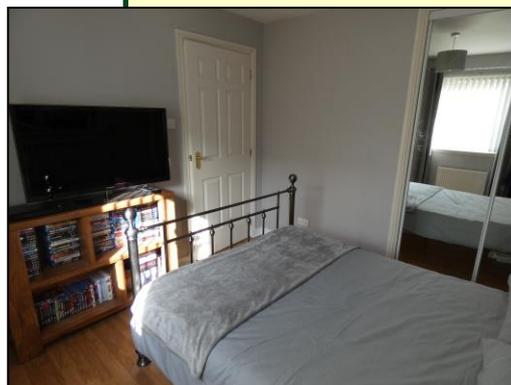
**Asking Price** in Scottish Legal Form to Pollard Estate and Letting Limited. **Viewing** By appointment through Pollard Estate and Letting Limited. Tel 01847 698242.

**Entry** By arrangement **For current tax bandings:** [www.saa.gov.uk](http://www.saa.gov.uk)

**Mortgage Information.** Please ring us to discuss your requirements.

**Valuation:** If you would like a Free, no obligation valuation and market appraisal on your property please contact Thurso on 01847 698242.

**INTERESTED PARTIES SHOULD NOTE:** Particulars have been prepared to give intending purchasers an overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, or facilities are in good working order. Purchasers must satisfy themselves on such matters before purchasing. It should not be taken that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be taken that the property remains as displayed in the photographs. Areas, measurements or distances referred to are given for guidance only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Planning permissions or potential uses such information is given in good faith, purchasers should make their own enquiries into such matters. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Neither these particulars nor any communication by us on behalf of the vendor relative to the property shall form part of any contract unless it is incorporated within a self proving document signed by or on behalf of our client in terms of Section 3 of the Requirements of Writing (Scotland) Act 1995. No representation or warranty in relation to the property is given by us and no person in the employment of Pollards Estate and Letting Ltd or anyone employed by them has any authority to make such representation or warranty. All offers will receive consideration but the sellers do not bind themselves to accept the highest or any offer. The sellers reserve the right to accept any offer at any time regardless of whether or not a closing date for offers has been fixed and without notifying any other interested party of their intention to do so.



## Ground Floor



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