

## 10 Mount Pleasant Road, Thurso



**Offers Over £68,000**

A well-presented, 2 bedroom semi-detached house with enclosed gardens to the front and rear. Situated close to local amenities and within walking distance to Mount Pleasant Primary School and Thurso shops. The accommodation includes: hall, lounge, kitchen, 2 bedrooms and family bathroom. Double glazed and gas central heated throughout. Viewing is highly recommended. Energy efficiency rating: D

- Semi detached house
- 2 bedrooms
- Gas central heating
- Double glazed throughout
- Close to primary school
- Nearby local amenities
- Garden shed
- Secure garden
- Viewing highly recommended
- Energy efficiency rating: D

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Pollards Estate and Letting Limited  
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# Accommodation



Enter via a double glazed front door into the hall. The hall gives access to the stairs leading to the first floor landing, a door to the lounge and onwards to the kitchen.

The lounge has dual aspect windows that overlook the front and rear gardens. This benefits the spacious room with plenty of natural daylight. A gas fire with back boiler set in a fireplace gives the room a cosy and elegant appeal. Laminate flooring.

A door leads from the lounge into a modern kitchen. There are fitted wall and floor units with downlights and skirting lighting, an integral fridge, electric oven and hob, extractor fan and folding ironing board. There is space for a washing machine. The breakfast bar would seat at least 2 people. A window looks out to the rear garden and a glazed back door allows plenty of natural light into the room.

The upstairs landing has doors leading to the two bedrooms and family bathroom

The master bedroom has a large window looking out to the front of the property making the room light and airy. There is a built in triple wardrobe and cupboard. Ample space for a double bed and two side tables.

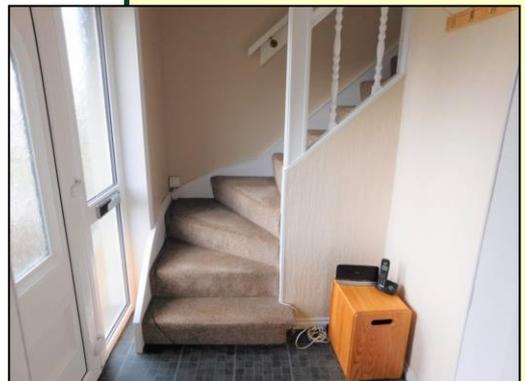
Bedroom 2 has a window looking to the rear garden and has a built-in wardrobe and airing cupboard. There is space for a double bed and side table. Both bedrooms have fitted carpets

The family bathroom has a modern white 3 piece porcelain suite and an electric shower over the bath. It has a fitted vanity unit and wet walled around the bath and hand basin/toilet. A frosted double-glazed window allows light and ventilation to the room. Laminate flooring.

The stairs and landing are carpeted and the window at the top of the stairs allowing natural light to the first floor. The landing also gives access to the loft via a hatch

Outside, the rear garden is fenced and laid to lawn with a garden shed and drying area. The front garden is walled and gated, making it secure.

<b>Hall:</b>	<b>5' 3" x 4' 6" (1.61m x 1.37m)</b>
<b>Lounge:</b>	<b>17' 11" x 10' 5" (5.47m x 3.17m)</b>
<b>Kitchen:</b>	<b>12' 9" x 7' 8" (3.88m x 2.33m)</b>
<b>Landing:</b>	<b>12' 1" x 6' 0" (3.69m x 1.84m)</b> At the longest and widest.
<b>Master bedroom:</b>	<b>15' 5" x 8' 7" (4.7m x 2.62m)</b>
<b>Bedroom 2:</b>	<b>12' 6" x 9' 2" (3.8m x 2.79m)</b>
<b>Family Bathroom:</b>	<b>5' 11" x 5' 6" (1.81m x 1.68m)</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



## First Floor



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