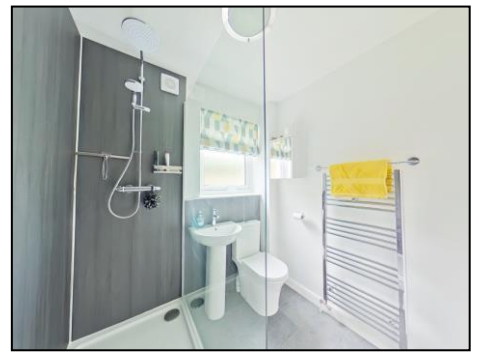




9 Vulcan Court Thurso

**Offers over
£85,000**



- 2 Bedrooms
- Walk in condition
- Popular location
- Ground floor flat
- Modern interior
- Chain free

An excellent opportunity for first-time buyers or those looking to downsize, this well presented 2 bedroom ground floor flat is located in a sought after Thurso location. Ideally situated within easy walking distance of the town centre, this property combines convenience with comfortable living.

Accommodation comprises: Porch, lounge, kitchen/diner, inner hall, 2 double bedrooms and shower room. The flat benefits from UPVC double glazing throughout and mains gas central heating. All carpets, curtains, and blinds are included in the sale, making this a move-in ready home.

Don't miss out on this fantastic opportunity—early viewing is highly recommended.

Energy performance rating C and council band A. For a Home Report and the 360 tour, please go to our website: www.pollardproperty.co.uk

What3words: ///reinvest.fast.exposing

**Porch** **4' 3" x 2' 11" (1.3m x 0.9m)**

Enter via a 2 glass panelled front door into the bright porch. It is neutrally decorated and has a laminate floor, a ceiling light and a lockable solid panelled door accessing the lounge.

Lounge **14' 9" x 10' 6" (4.5m x 3.2m)**

A spacious, bright lounge with laminate flooring and neutral decoration. It has a large window overlooking the front of the property that bathes the room in natural daylight. Doors access the porch, kitchen/diner and inner hall.

Kitchen/Diner **8' 6" x 8' 6" (2.6m x 2.6m)**

A contemporary designed fitted kitchen with floor and wall units; and matching breakfast bar for two. The units are styled in light grey with dark grey worktops and splashback. There is a picture window above the composite sink with drainer and the integrated appliances are: electric oven, gas burner hob and overhead extractor fan. There is space for a fridge freezer and plumbing for a washing machine.

Inner hall **9' 2" x 3' 7" (2.8m x 1.1m)**

The internal hall has laminate flooring and neutral decoration. There are doors accessing the lounge, 2 double bedrooms, bathroom and 2 built in cupboards.

Shower Room **6' 3" x 5' 7" (1.9m x 1.7m)**

A modern shower room with a vinyl floor, chrome heated towel rail, extractor fan and a frosted window for light and additional ventilation. There is a walk in shower with grey wet wall splashback and a mains shower with raindrop and hand held shower heads. This is complemented by a white toilet and pedestal wash hand basin.

Bedroom 1 **11' 6" x 10' 6" (3.5m x 3.2m)**

A spacious, carpeted double bedroom that is neutrally decorated. It has a built in double wardrobe with mirrored sliding doors and a large window overlooking the front of the property which floods the room with natural daylight.

Bedroom 2 **9' 10" x 9' 6" (3m x 2.9m)**

A well proportioned double bedroom which is carpeted and neutrally decorated. It has a built in double wardrobe with mirrored sliding doors and a window overlooking the rear of the property making it private and flooded with natural daylight.

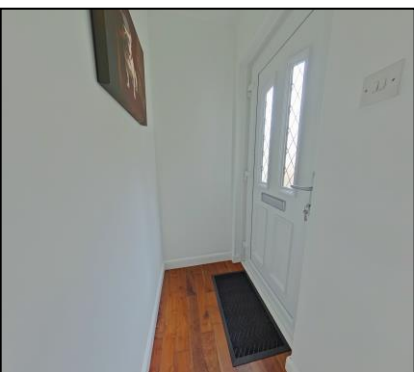
Garden

Outside is a communal rear garden that is laid to lawn and the front garden is open plan with a lawn. There are parking bays directly outside the property.



All carpets, curtains and blinds are included in the sale.

Please call Pollard Property on 01847 894141 to arrange a viewing.





Ground Floor



Asking Price in Scottish Legal Form to Pollard Property. **Viewing** by appointment through Pollard Property, call 01847 894141. **Entry** by arrangement **For current tax bandings:** www.saa.gov.uk **Mortgage Information:** please phone us to discuss your requirements. **Valuation:** If you would like a **FREE**, no obligation valuation and market appraisal on your property please contact us on 01847 894141.

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 Pollard Property 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.