

52 Queens Terrace Thurso

**Offers over
£98,000**



- 2 Bedrooms
- Walk in condition
- Secure rear garden
- Mid terraced house
- Modern interior
- Close to amenities

Charming 2 bedroom home in desirable Springpark, Thurso

Nestled in the sought after Springpark area of Thurso, this appealing mid-terraced 2 bedroom home presents an excellent opportunity for first time buyers, small families, or investors. Ideally positioned within easy walking distance of Mount Pleasant Primary School and the town centre, the property enjoys convenient access to local amenities, reputable schools, and reliable transport links. Offering a harmonious blend of comfort, practicality, and location, this home is perfectly suited for those seeking the ease and vibrancy of town living.

Modern, remote controlled electric central heating and double glazed throughout. Council tax band A and EPC rating D. For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk

What3Words ///spans.documents.drives

**Hall 14' 5" x 6' 7" (4.4m x 2m)**

Enter via a double glazed door with decorative glass panel into the neutrally decorated hall. A bright hall with cream ceramic floor tiles and doors leading off to the lounge, kitchen, rear lobby and under stairs cupboards. A carpeted staircase ascends to the first floor landing.

Lounge 13' 5" x 13' 1" (4.1m x 4m)

A well proportioned room that has 2 windows overlooking the front of the property making it a pleasant and sunny space. Neutrally decorated with laminate flooring and doors opening into the hall and kitchen. The blinds are not included in the sale.

Kitchen 13' 5" x 6' 7" (4.1m x 2m)

A modern kitchen with cream ceramic tiled flooring and a window overlooking the rear garden making it bright and airy. It has built in floor and wall kitchen units with built in 1 1/2 stainless steel sink and drainer, electric tower oven, microwave and 2 burner ceramic hob with overhead extractor fan. There is space for a fridge freezer and plumbing for a washing machine. Doors lead to the lounge and rear lobby.

Rear Lobby 5' 11" x 3' 3" (1.8m x 1m)

A connecting space that is decorated in the same style as the hall. It has a door opening into the hall, internal doors to the WC and kitchen and an external door opening out into the rear garden.

WC 4' 11" x 3' 3" (1.5m x 1m)

A handy downstairs internal WC with a folding door. It has a ceramic tiled floor, white toilet, corner wash hand basin and ceiling extractor fan.

Landing 14' 1" x 3' 3" (4.3m x 1m)

A window overlooking the front garden provides plenty of natural light to this space. The half landing has laminate flooring but the staircase and main landing are carpeted. The space is neutrally decorated and has doors opening into the 2 bedrooms, bathroom and built in cupboard. A ceiling hatch opens into the loft space. The landing curtains are not included in the sale.

Bathroom 6' 11" x 5' 3" (2.1m x 1.6m)

A modern bathroom with toilet and wash hand basin inset a white vanity unit. This is adjacent to a white bath with a wall mounted electric shower and tiled splashback. The room has ceramic tiled flooring, a frosted window, heated towel rail and ceiling extractor fan.

Bedroom 1 13' 5" x 10' 10" (4.1m x 3.3m)

A spacious double bedroom with laminate flooring and neutral decoration. There is a recessed window overlooking the rear garden providing plenty of natural daylight to the room. Along one wall is a built in wardrobe and another large wardrobe with a full length mirror. Curtains are not included in the sale.

Bedroom 2 13' 5" x 8' 10" (4.1m x 2.7m)

Another well presented double bedroom with neutral decoration and a window overlooking the front garden. There is a built in double wardrobe with wooden doors. The dolls house style bookshelves are included in the sale.

Garden

The rear garden is secure and has a rear gate accessing an alleyway. It has a wooden garden shed, paved, gravelled and lawn areas with a wooden fence boundary. The front garden has steps from the pavement up to the front door and is laid to lawn.



Included in the sale: Carpets, bedroom 2 - curtains, dolls house style bookshelves, bedroom 1 - wardrobe.

Excluded from the sale: Lounge - blinds, landing - curtains, bedroom 1 – curtains, shown ceiling light fitting (will be replaced by different lighting), kitchen - washing machine and fridge freezer.

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

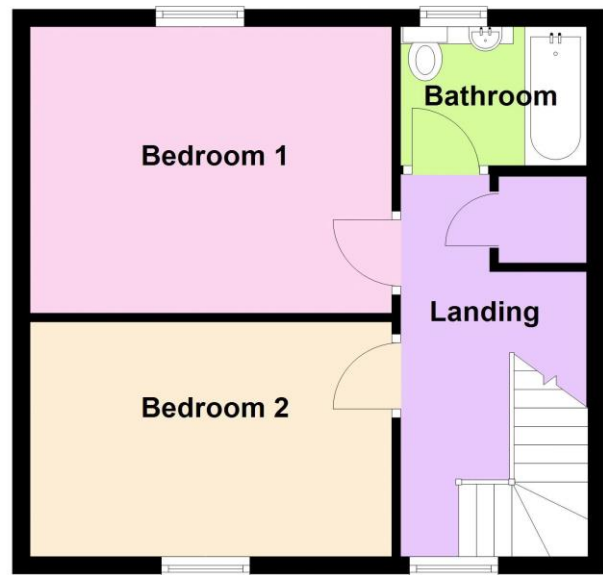




Ground Floor



First 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.

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