Pollard PROPERTY

2 Langwell Court Thurso

Offers Over £140,000

- 3 Bedrooms
- Electric heating
- Parking on Road
- Residential area
- Enclosed Rear Garden
- Close to Leisure Centre

This delightful 3 bedroom family home is situated in the popular Mount Vernon area of Thurso. Walking distance from the town centre and very close to the leisure centre. The property has been owned by the same family since built and has a warm and inviting atmosphere. Accommodation includes a large lounge, kitchen/diner, 3 bedrooms, bathroom, sun porch and WC. There is a linked outdoor utility which also provides added storage space. Fully electric heating. Council Tax Band B and Energy Performance Rating F.

A Home Report and virtual tour are available on our website: pollardproperty.co.uk

What3Words: ///puzzle.fully.dreamers

Sun Porch **7' 10" x 5' 3" (2.4m x 1.6m)**
The sunny front porch is an inviting entrance to the property with plenty space for an occasional chair or shoe storage. Decorated with a light textured wall paper, green carpet and vinyl fitted entry mat. White uPVC windows and doors all round and a fully glazed wooden door leads to the hallway.

Hall **9' 6" x 8' 10" (2.9m x 2.7m)**
The hallway has an attractive U-shaped staircase in natural pine. There is an under stair cupboard where the consumer unit is found. Carpeted in a thick pile green carpet. Walls are a white textured wallpaper. The hall gives access to the sun porch, stairs, lounge and kitchen.

Lounge **21' 8" x 12' 6" (6.6m x 3.8m)**
A large room with windows to the front and back gardens ensuring plenty of light throughout the day. There is a Fife stone fireplace with black slate hearth and electric stove. Decorated with light carpets and walls.

Kitchen/Diner **12' 6" x 9' 6" (3.8m x 2.9m)**
The kitchen has worktop space on two walls with a light wood effect door and cream work surface. There is a stainless steel sink with centre bowl overlooking the back garden. Appliances include: dishwasher, fridge with freezer box, cooker hood, electric hob and oven. There is space under the counter for a washing machine. The flooring is a tile effect vinyl paired up with white walls and pine joinery.

Porch **6' 7" x 2' 11" (2.0m x 0.88m)**
The back porch is decorated similarly to the kitchen with access to the back garden and WC.

WC **4' 11" x 2' 11" (1.5m x 0.88m)**
The WC has a high level window and includes a toilet with concealed cistern, with a small wooden shelf behind.

Landing **13' 5" x 2' 11" (4.1m x 0.9m)**
The hall carpet continues up the stairs to the landing where you can get access to the 3 bedrooms and shower room. The landing has a large window to the front garden. There is an airing cupboard adjacent to the shower room.

Bedroom 1 **12' 6" x 11' 2" (3.8m x 3.4m)**
Bedroom 1 overlooks the back garden and is a well proportioned double size with adequate space for furniture. Decorated with brown carpets and white patterned wallpaper.

Bedroom 2 **12' 6" x 10' 6" (3.8m x 3.2m)**
Bedroom 2 is of a similar size to bedroom one and has a thick carpet paired with light blue walls. The window overlooks the quiet front garden.

Bedroom 3 **9' 10" x 7' 10" (3.0m x 2.4m)**
Bedroom 3 would make an ideal nursery or office. It has a large window offering plenty light. Mottled blue carpets are paired with light blue walls and white joinery.

Shower Room **7' 7" x 6' 7" (2.3m x 2.0m)**

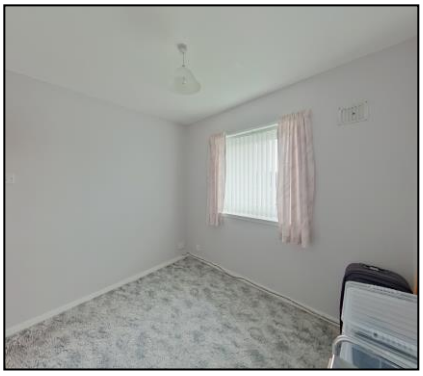
There is a large shower enclosure with electric shower, toilet and vanity with sink. The suite is white with chrome fittings and trims. Complimented with vinyl floors and white decor.

Gardens

The property is in a residential area benefitting from a open plan front garden space with a network of footpaths, which enhances the quiet feel of the area. The back garden is fully enclosed with a brick built shed which is linked to the house via a sheltered walk way. The shed could be used as a garden store or utility room.

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

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



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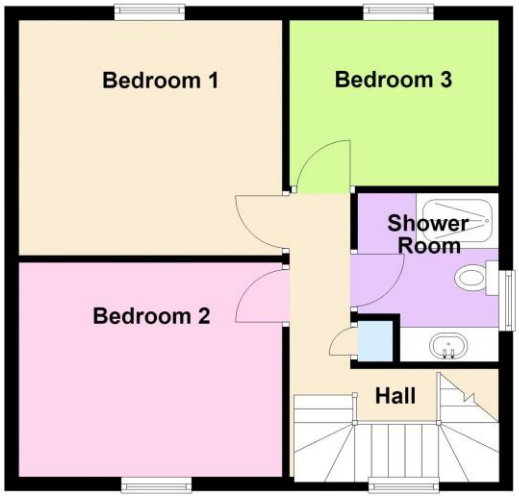
Ground Floor

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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