



12 Mount Pleasant  
Road, Thurso  
KW14 8JU



A bright and spacious, well presented two bedroom, semi-detached house situated in the Mount Pleasant area in Thurso.

Benefiting from gas central heating and timber framed double glazed windows. The accommodation comprises of an entrance hall, lounge, kitchen, bathroom and two bedrooms. You will find an open plan garden to the front of the property with an enclosed garden to the rear with a timber garden shed.

The property is only a short walk to the nearest primary school, all local amenities and coastal walks.

Viewing is highly recommended to appreciate this lovely family home.

**Offers Over £65,000**

# Accommodation

## **Entrance Porch: 2.34m x 2.34m**

Leading to the lounge, kitchen and stairway

## **Lounge: 5.48m x 2.82m (3.20m at widest)**

A large, recently refurbished room with a double aspect windows allowing in copious amounts of natural light

## **Kitchen/Diner: 3.92m x 2.36m**

A spacious room with ample base units with a free standing cooker, stainless steel sink and drainer and plumbing for a washing machine. There is also room for a dining table. Access to the rear garden

## **Master Bedroom: 4.31m x 2.62m**

Double bedroom with two built in wardrobes, a storage cupboard and views to the front of the property

## **Bedroom 2: 3.80m x 2.80m**

Double bedroom with access to the airing cupboard and views to the rear garden

## **Bathroom: 1.82m x 1.70m**

A light, spacious room with a bath, Wc, Whb and an electric shower over the bath

## **Outside:**

To the front of the property there is an open plan garden laid to lawn with a pathway allowing access to the rear of the property where you will find a fully enclosed garden and a timber frame shed in the garden



# Accommodation



# Floor plans



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## COUNCIL TAX

The subjects are in Band A. The Council Tax Band may be re-assessed by The Highland Council when the property is sold. This may result in the Band being altered.

## ENERGY PERFORMANCE RATING

The property has an energy rating of band D.

## SERVICES

Mains services, telephone.

## FIXTURES AND FITTINGS

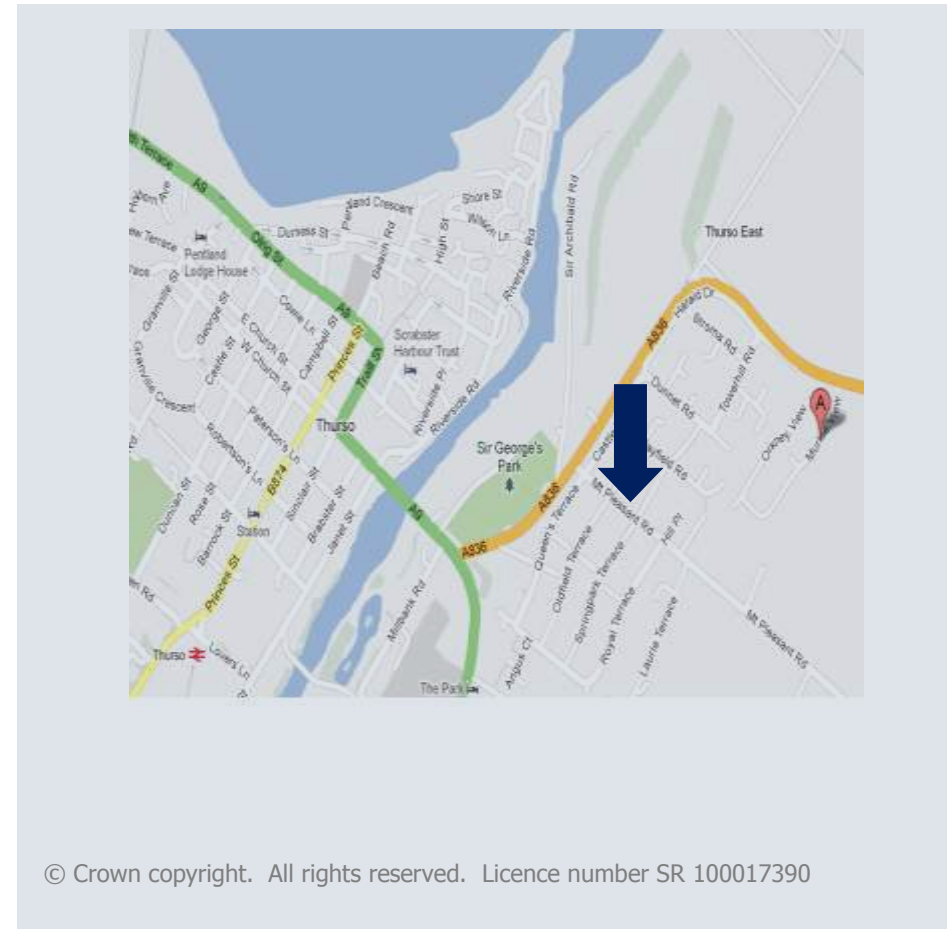
Blinds, light fittings, free standing electric cooker/oven, floor coverings and timber shed are included in the sale price.

## VIEWING

For an appointment to view telephone d&h on (01847) 894379.

## PRICE

Offers Over £65,000 are invited.



NOTES - These particulars have been prepared following inspection of the property on the 6th February 2020 and from information furnished by the sellers on that date. These particulars do not form part of any offer or contract. All descriptive text and measurements are believed to be correct but are not guaranteed or warranted in any way, nor will they give rise to an action in law. Any intending purchaser are recommended to view the property personally and must satisfy themselves as to the accuracy of the particulars. Interested parties should note their interest with the selling agents. However, the seller retains the right to accept an offer at any time without setting a closing date. We accept no responsibility for any expenses incurred by intending purchasers in inspecting properties.

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