

**19  
Falconer Waters Court  
Thurso**

**Offers over  
£98,000**



- 2 Bedrooms
- Walk in condition
- Close to amenities
- Semi-detached house
- Open plan living
- Modern interior

This stylish and well presented 2 bedroom semi-detached house is in walk-in condition, offering modern living in a highly convenient location. Key Features: Contemporary décor throughout, open-plan lounge/kitchen/diner – perfect for modern living, 2 well sized bedrooms, close to essential amenities – schools, college, doctors, dentists, transport links and convenient access to the town centre.

Located in a sought-after area, this property is ideal for first-time buyers, small families, or those looking to downsize.

Instant electric heating that is wi-fi connected and double glazed throughout. Council tax band C and energy performance rated D. For a Home Report and the 360 tour, please go to our website [www.pollardproperty.co.uk](http://www.pollardproperty.co.uk)

What3Words ///screen.jolt.eyelid

**Porch** **5' 7" x 4' 11" (1.7m x 1.5m)**

Enter via a glazed front door into the porch. It has oak flooring and neutral decoration with a door to the WC and a half glazed door leading into the hall.

**WC** **5' 7" x 2' 11" (1.7m x 0.9m)**

A handy ground floor WC that has oak flooring, neutral decoration, a wall mounted electric heater and a frosted window. There is a white toilet and corner pedestal wash hand basin.

**Hall** **3' 11" x 3' 11" (1.2m x 1.2m)**

The carpeted hall has stairs up to the first floor landing and a half glazed door opening into the lounge.

**Lounge** **14' 9" x 14' 9" (4.5m x 4.5m)**

This well presented, carpeted lounge boasts modern décor and a bright, inviting atmosphere. A large front facing window allows natural daylight to flood the space, enhancing its warmth and charm. The focal point of the room is a decorative fireplace with a slate fascia backing, complemented by an electric stove resting on a stone hearth sourced from Gerston Farm, all topped with an elegant oak floating mantel. Additionally, the lounge features a deep built-in cupboard beneath the stairs for practical storage. A wide wall opening seamlessly connects the space to the kitchen/diner, creating a delightful open-plan living area. (The electric fire is included in the sale.)

**Kitchen/Diner** **18' 8" x 8' 10" (5.7m x 2.7m)**

This modern, bright, and inviting kitchen/diner features an elegant oak floor, neutral décor, sliding patio doors and a large window providing ample natural light. The kitchen space is fitted with sleek white gloss floor and wall units, complemented by wood-effect worktops and a matching splashback. Integrated appliances include a fridge freezer, ceramic electric hob with an overhead extractor hood, and an electric oven. Additionally, there is plumbing in place for a washing machine and tumble dryer and space for a table and seating for at least 6 people. (The washing machine and tumble dryer are included in the sale.)

**Landing** **16' 1" x 7' 7" (4.9m x 2.3m)**

A large landing that is carpeted, neutrally decorated and has a handy recess that is currently used as an office space. There are doors opening into the 2 bedrooms, bathroom and built in cupboard. A ceiling hatch opens into the loft space.

**Bathroom** **7' 3" x 6' 11" (2.2m x 2.1m)**

A contemporary designed bathroom with neutral decoration, click vinyl flooring and a frosted window. It has a bath with a wet wall splashback, mains shower with dual raindrop and hand held shower heads. A built in vanity unit with a block wood worktop that has inset toilet and wash hand basin. Above the wash hand basin is an illuminated mirror and at the end of the bath are block wood floating shelves.

**Bedroom 1** **10' 10" x 10' 2" (3.3m x 3.1m)**

A well proportioned, carpeted double bedroom that is neutrally decorated. It has a large window overlooking the front garden and a built in double wardrobe.

**Bedroom 2** **10' 10" x 10' 2" (3.3m x 3.1m)**

Another well presented double bedroom that is bright and welcoming. It is carpeted with a window overlooking the rear garden and there is a built in wardrobe.

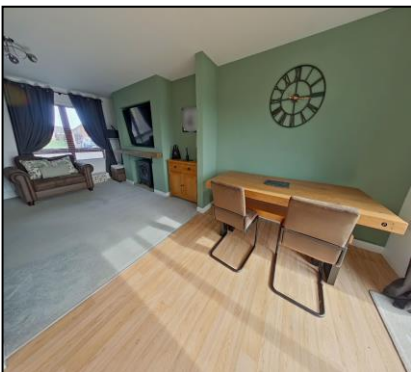


### Garden

The front garden is open plan with a lawn and paved path to the front door and around to the rear garden. This garden has a wire fence/block wall boundary and lawn.

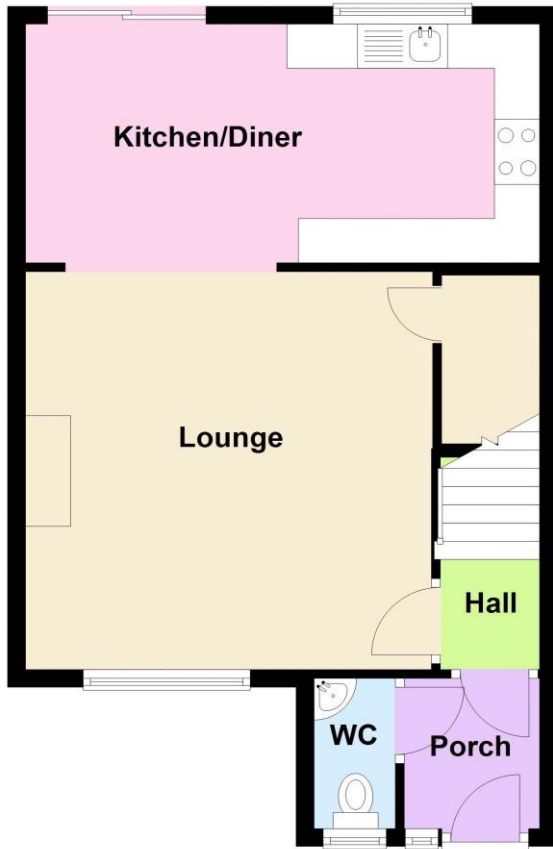
All carpets, blinds, electric fire, washing machine and tumble dryer are included in the sale.

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

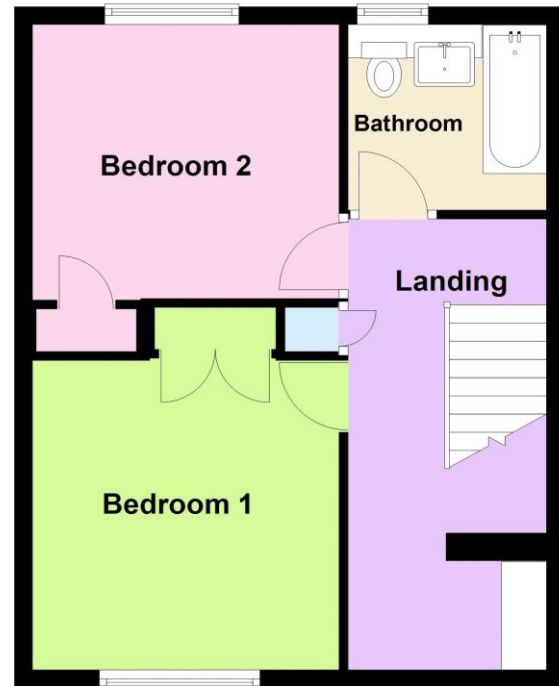




**Ground Floor**



**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](http://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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