



solicitors • estate agents

# Young Robertson & Co.



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## FLAT 4, 8 PATERSON'S LANE, THURSO

Situated within close distance of Thurso town centre, this two bedroom modern executive first floor flat is being sold fully furnished which may appeal to the first time purchaser or buy to let market. The property benefits from gas central heating and UPVC double glazing windows throughout. Accommodation comprises entrance vestibule, hallway, open plan lounge/ dining room/kitchen with solid oak flooring and two sets of French doors with Juliet balconies to the lounge area. The stylish Ashley Ann fitted kitchen is well appointed and has Neff integrated appliances. There are two good sized double bedrooms with fitted wardrobes and a contemporary fitted bathroom. An external locker on the ground floor is also included within the sale. Viewing is highly recommended to appreciate this attractive property.

**OFFERS OVER £82,000**

### Vestibule

1.37m x 1.06m 4'06" x 3'05"

Hard wood front door. Carpet. Coat hooks to wall. Spotlights. Intercom entry system. Door to hallway.

### Hallway

L shaped hallway with solid oak flooring. Double doors to storage cupboard with the electrics and fitted shelving. Spotlights. Radiator.

### Lounge/Kitchen/Diner 8.95m x 4.20m 29'04" x 13'09 max

Open plan in design the lounge area has two sets of French doors with Juliette balconies. Solid oak flooring throughout. Satellite, TV and telephone point. Two radiators. Spotlights. There is an attractive Ashley Ann fitted kitchen with Neff appliances including a fridge freezer, dishwasher, four ring gas hob and stainless steel extractor above. A single over and combination oven are at eye level. Integrated washer dryer. Stainless steel sink with mixer tap. Ample space for table and chairs. Window.

### Bedroom 1

4.28m x 2.94m 14'00" x 9'08"

Fitted wardrobe with hanging rail and shelf. Two windows. Carpet. Radiator. TV and telephone point. Spotlights.

### Bedroom 2

3.85m x 2.38m 12'07" x 7'10"

Fitted wardrobe with hanging rail and shelf. Two windows. Carpet. Radiator. Window to rear. Spotlights. Telephone point.

### Bathroom

2.47m x 1.61m 8'05" x 5'03"

Back to wall WC. Counter top wash hand basin with mixer tap, unit below and illuminated mirror above. P-shaped shower bath with centre taps, curved shower screen and thermostatic shower above. Tiled flooring which is in need of some attention. Partial tiling to walls. Extractor. Spotlights. Towel radiator.

### General Information

The floor coverings, curtains and blinds as fitted are included in the sale. An external locker can also be found to the ground entrance area. Home Report available from property@youngrob.co.uk.

### 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.

### EPC

C

### Postcode

KW14 7AH

### Entry

By arrangement.

### Viewing

By arrangement with our Thurso Office.

### Price

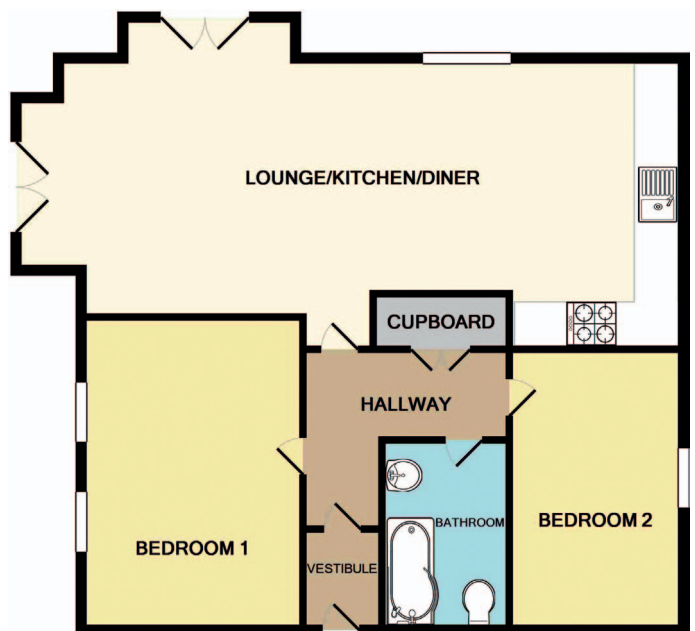
Offers Over £82,000 should be submitted to our Thurso Office.

### Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.

### Location

Thurso, one of the two main towns of the district has shopping, professional, medical and educational facilities. From Thurso there are regular bus and rail services south and from Wick airport, approximately 20 miles south there are regular scheduled air services. Inverness is approximately two hours' drive.



*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.*

*The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers should verify the particulars on their visit to the property and note that the information given does not obviate the need for a full survey and all appropriate enquiries.*