

**8A
Paterson's Lane
Thurso**

**Offers Over
£93,000**



- 2 Bedrooms
- Central Town Location
- Close to Local Amenities
- Ground Floor Flat
- Gas Central Heating
- Modern Interior

A modern 2 bedroom ground floor flat in turn key condition, ideally located within easy walking distance of local amenities, services, and excellent public transport links.

The accommodation offers bright and spacious rooms, comprising a vestibule, hallway, kitchen, lounge, bathroom, and 2 bedrooms, all complemented by neutral décor throughout. A charming Juliet balcony enhances the lounge, allowing natural light to flood the space and creating a bright, airy atmosphere. Situated along the iconic North Coast 500 route, offering stunning Highland coastal scenery.

This property is ideally suited to a range of buyers, including first time purchasers and investors, and represents excellent value in a sought after location.

Gas central heating and double glazing throughout. Council Tax Band A and Energy Performance rating B. A Home Report and virtual tour are available at pollardproperty.co.uk

What3Words: [///ivory.snug.glare](https://www.what3words.com/#!/ivory.snug.glare)

**Vestibule** **4' 11" x 3' 3" (1.5m x 1m)**

Enter the vestibule via the well presented building foyer. A solid door opens into the vestibule which has half wooden panelled walls, neutral decoration, wall coat hooks and ceiling spotlights. A solid door opens into the hall.

Hall **9' 2" x 6' 11" (2.8m x 2.1m)**

An L-shaped hall that has neutral decoration, wooden flooring and ceiling spotlights. There are doors accessing the lounge, bathroom, 2 bedrooms and a double built in storage cupboard.

Bathroom **8' 2" x 5' 3" (2.5m x 1.6m)**

A spacious internal bathroom that has neutral decoration, ceramic tiled floor, a ceiling extractor fan and chrome heated towel rail. There is a modern P-shaped bath with a curved shower screen, mains shower and tiled splashback. This is complemented by a white toilet and wash hand basin which is inset a floating vanity unit. Above the wash hand basin is an attractive mirrored cabinet with lighting.

Lounge **16' 5" x 11' 2" (5m x 3.4m)**

A bright and spacious room with neutral decoration, wooden flooring and ceiling spotlights making it a contemporary styled room. At one end of the room are French doors opening out to a Juliet balcony and internal wooden doors to the hall and kitchen.

Kitchen **10' 6" x 9' 2" (3.2m x 2.8m)**

A modern kitchen that has a wooden floor and neutral decoration with a window providing light and ventilation. Along 2 walls are contemporary wall and floor units that are cream with a wooden worktop. The integrated appliances are: microwave/grill, electric oven, 4 burner gas hob, overhead extractor fan, fridge freezer, dishwasher and washing machine. There is space for a tumble dryer and a kitchen table with seating for 4 people.

Bedroom 1 **12' 6" x 7' 7" (3.8m x 2.3m)**

A well proportioned, carpeted double bedroom with neutral décor, benefiting from a built-in wardrobe and a rear facing window that allows for plenty of natural light.

Bedroom 2 **10' 6" x 9' 10" (3.2m x 3m)**

A spacious double bedroom that is carpeted and is flooded with natural daylight by a window overlooking the front of the property. The room further benefits from a large built-in double wardrobe.

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

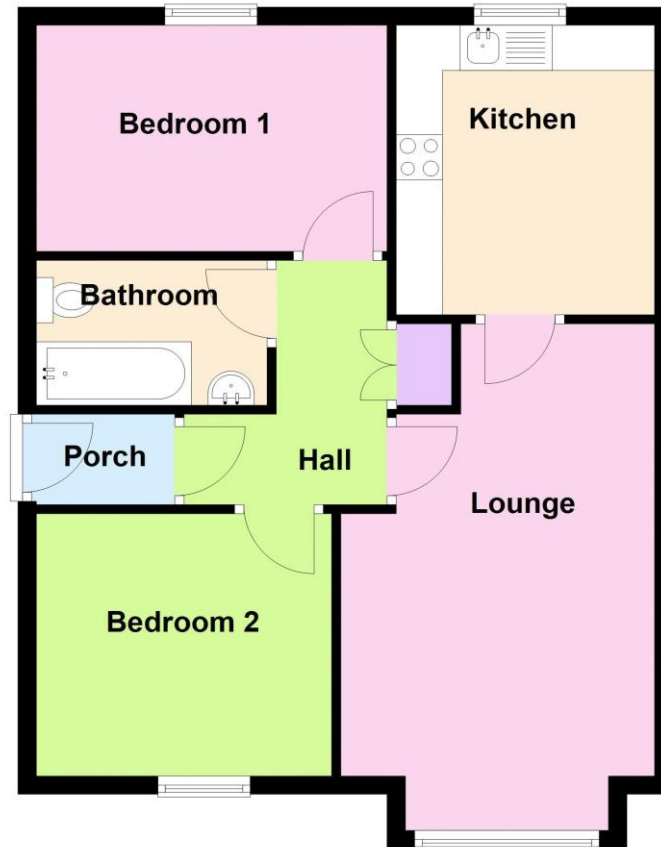
Furniture is for sale subject to separate negotiation.

Please contact Pollard Property on 01847 894141.





Ground 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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