



2 Paterson's Lane, Thurso, Caithness, KW14 7AH
FOR SALE – Offers over £100,000



2 Paterson's Lane, Thurso, Caithness, KW14 7AH

- Bright and spacious
- Wooden internal doors
- UPVc double glazed windows & external doors
- On street parking to the front
- Gas central heating
- 2 stone built garden sheds

2 Paterson's Lane is a semi detached, 3 bed property, situated in a quiet residential area of Thurso. The property is within walking distance of the town centre and associated local amenities, such as a primary school, doctor's surgeries and shops.

The property was previously 2 properties, known as 2 Paterson's Lane and 4 Paterson's Lane, before being combined to make 1 property. This gives the property ample space throughout and a large rear garden.

We strongly recommend viewing to see the full potential this property has to offer.



Entrance hallway

The main entrance of the property is from the front, through a privacy glazed external door. This space has been fitted with carpet flooring and coat hooks. Access to bedroom 1, the bathroom and sitting room are from this hallway.

Bedroom 1

This double bedroom has been fitted with double aspect windows allowing natural light to flow, carpet flooring and a built in storage cupboard. The fuse box and electric meter are also housed in this bedroom.

Bathroom

This large bathroom is a four piece suit comprising of WC, wash hand basin, bath and separate corner shower enclosure. It has been fitted with carpet flooring and a privacy glazed window to the rear elevation. The loft can also be accessed through a hatch in the bathroom.

Sitting room

This large sitting room provides access to the kitchen/diner and has steps leading to bedrooms 2 and 3. It has been fitted with carpet flooring, and a gas fireplace. The gas meter is housed in a cupboard under the window.

Kitchen/Diner

This open plan kitchen/dining room can be accessed from the sitting room. It has been fitted with ample floor and wall units, composite sink with mixer tap and drainer, cooker with extractor hood above and vinyl flooring. Double aspect windows overlook the garden, providing excellent light. The water heater is also housed in a cupboard in the kitchen area.

Rear entrance

Fitted with carpet flooring, a window and external door, giving access to the garden.

Utility room

Accessed from the rear entrance is the utility room which has been fitted with wall units, plumbing for a washing machine and vinyl flooring.

Bedroom 2

This bedroom can be accessed by following the stairs up from the sitting room and from the second main entrance to the property. Fitted with built in wardrobes, double aspect windows, providing excellent light, a wash hand basin and carpet flooring.

Entrance hallway

This entrance is also to the front of the property, through a privacy glazed external door. This space has been fitted with carpet flooring.

WC

Fitted with a WC and carpet flooring. The loft can also be accessed through a loft hatch.

Bedroom 3

This bedroom has been fitted with a storage cupboard and carpet flooring. An external door leads to the garden grounds.

Outside

There is on street parking to the front and a gate to access the rear garden. The rear garden is split level with steps leading up to an area of lawn. A path leads around with the garden with sections of mature flower beds along with a greenhouse. There are 2 stone built garden sheds, one of which has been fitted with electric supply and lights.

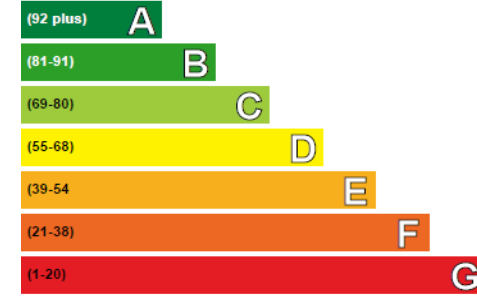


Floor Plan



EPC

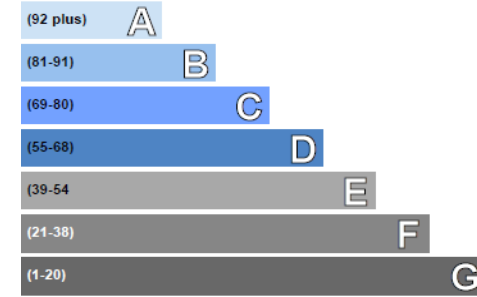
Very energy efficient - lower running costs



| Current | Potential |
|-----------|-----------|
| | |
| | 81 |
| 42 | |
| | |

Not energy efficient - higher running costs

Very environmentally friendly - lower CO₂ emissions



| Current | Potential |
|-----------|-----------|
| | |
| | 77 |
| 35 | |
| | |

Not environmentally friendly - higher CO₂ emissions



COUNCIL TAX

The subjects are in band C. 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 E.

SERVICES

Mains electricity, water & drainage.

FIXTURES AND FITTINGS

Furniture, floor and window coverings are included in the sale price.

PRICE

Offers over £100,000 are invited.

VIEWING

All viewings to be arranged by appointment only through d and h as the sole selling agent:

Telephone: 01847 894 379

Fax: 01856 872 483

Email: hello@dandh.co.uk

***All viewings are conducted at the viewers own risk.**

