



solicitors • estate agents

Young Robertson & Co.



**29 TRAILL STREET
THURSO KW14 8EG**
tel: 01847 896177
fax: 01847 896358
property@youngrob.co.uk
youngrob.co.uk

**21 BRIDGE STREET
WICK KW1 4AJ**
tel: 01955 605151
fax: 01955 602200
wick@youngrob.co.uk
youngrob.co.uk

caithnessproperty.co.uk 

2 ORMLIE COTTAGE, THURSO

Rare opportunity to purchase this attractive two bedroom semi-detached cottage with rear extension. Located in a sought after location the property is spread over one level and benefits from uPVC double glazing and recently upgraded electric heating. Accommodation comprises hallway, lounge, fully fitted kitchen, rear lobby, shower room and two double bedrooms, one of which has a modern fitted shower room. Offering excellent storage throughout the property is within walking distance to the town centre and local amenities including the local cinema, train station, high school, college and petrol station. With front and rear gardens including a block built store to the rear, viewing is highly recommended.

OFFERS OVER £78,000

Hallway

Hard wood partially glazed front door. Laminate flooring. Hatch access to the loft. Telephone point. Built in overhead storage units. Panel heater.

Lounge

5.35m x 3.65m 17'06" x 11'11"

Double aspect windows. Laminate flooring. Spotlights. Panel heater. TV point.



Kitchen

4.76m x 2.09m 15'07" x 6'10"

Fully fitted modern kitchen with work top space and splash back. Built in stoves oven and grill with rangemaster hob and extractor above. Services for washing machine and dishwasher. Stainless steel sink with mixer tap and drainer. Ample space for American style fridge freezer. Tile effect laminate flooring. Double aspect windows. Spotlights. Panel heater.



Bedroom 1

4.13m x 3.63m 13'06" x 11'10"

Window to front. Carpet. Panel heater. Wall light. Built in wardrobe with hanging rail and shelving. Overhead built in storage units.

En Suite

1.93m x 1.11m 6'04" x 3'07"

Offset quadrant shower enclosure with wet wall finish and electric mira shower. WC with push top flush. Wash hand basin with splash back panel, mirror and shaver point light above. Towel radiator. Laminate flooring.

Bedroom 2

3.34m x 3.26m 10'11" x 10'08"

Window to rear with built in storage unit below. Carpet. Panel heater.

Rear Lobby

Partially glazed door to side garden. Tile effect laminate flooring. Shelved storage cupboard. Coat hooks to wall.

Shower Room

2.01m x 1.75m 6'07" x 5'09"

Corner shower enclosure with wet wall and mira electric shower. WC with push top flush. Wash hand basin with splash back panelling. Extractor. Bathroom cabinet to wall. PVC ceiling. Panel heater. Window to rear. Tile effect laminate flooring.

Garden

The front garden is laid to grass and incorporates a drying area. With paved pathways and entrance and side gate the property is bordered with dry stone walls to all elevations. The rear of the property is paved and includes a small sheltered patio area and decorative raised border. There is also a block built store offering additional storage.

General Information

The floor coverings, curtains and blinds as fitted are included in the sale. Home Report available from property@youngrob.co.uk.

Council Tax

The subjects are in band B. 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

G

Postcode

KW14 7DY

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers Over £78,000 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.