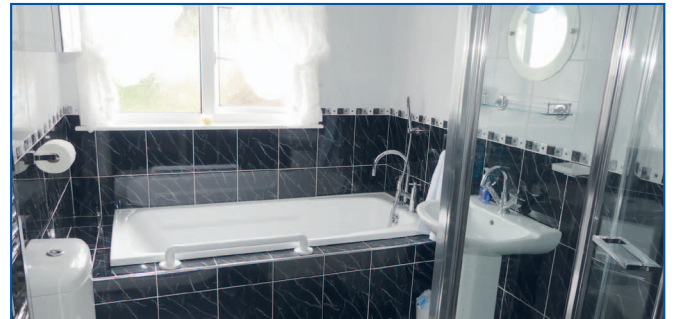




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1 ORMLIE DRIVE, THURSO

Occupying a large corner plot, and located in a sought after area is this four bedroom detached bungalow with detached garage. Benefitting from gas central heating and uPVC double glazing the property is only a short walk from local amenities and within walking distance to the town centre. Accommodation comprises lounge which opens into the dining room, kitchen, utility room, four bedrooms, modern bathroom with four piece suite, and large WC which would be suitable for conversion into an en-suite if desired. The large and neatly kept garden grounds are open plan in design to the front. There is also a smaller private and sheltered fully enclosed garden to the rear. The large driveway also offers parking for several cars. Making an ideal home for the growing family viewing is highly recommended.

OFFERS OVER £108,000

Storm Porch

1.27m x 0.71m 4'02" x 2'04"

Double doors. Tiled flooring. Glazed door and side panel to the hallway.

Hallway

L-shaped carpeted hallway. Shelved storage cupboard. Radiator. Storage cupboard. Glazed door and feature wall to lounge.

Lounge

5.49m x 3.96 18'00 x 13'00"

15 panel glazed door from hallway. Box window to front and window to side. Wooden mantel piece with marble surround and living flame gas fire insert. Carpet. Two radiators. TV point. Opening to dining room.

Dining Room

2.85m x 2.28m 9'04" x 7'06"

Window to side. Carpet. Telephone point. 15 panel glazed door to kitchen.

Kitchen

4.49m x 3.30m 14'09" x 10'10" max

Fitted kitchen with various eye and base level units with work top space and splash back tiling. 1½ bowl stainless steel sink with mixer tap. 4 ring gas fitted hob. Built in double oven at eye level. Services for dishwasher. Shelved airing cupboard housing the hot water system. Dado rail. Wood effect vinyl flooring. Window to rear. TV and telephone point. Shelved pantry cupboard housing the boiler. 15 panel glazed door to both the hallway and the utility room.

Utility Room

2.83m x 2.12m 9'03" x 6'11"

Fitted eye and base level units with work top space and splash back tiling. Stainless steel sink with mixer tap. Services for washing machine, space for tumble dryer and fridge freezer. Window to rear. Partially glazed uPVC door to the garden. Tile effect vinyl flooring. Dado rail.

Bedroom 1

3.96m x 3.52m 13'00" x 11'06"

Cupboard housing hanging rail and shelf. Shelved storage cupboard. Exposed original wood flooring. TV and telephone point. Radiator. Window to front.

Bedroom 2

3.96m x 2.92m 13'00 x 9'07"

Two storage cupboards. Radiator. Window to front. Carpet.

WC

2.10m x 1.28m 6'11" x 4'02"

WC with push top flush. Wash hand basin with shelf, mirror and shaver point light above. Spotlights. Partial tiling to walls. Window to side. Wood effect vinyl flooring. Radiator.

Bedroom 3

3.16m x 3.11m 10'04" x 10'02"

Window to rear. Carpet. Radiator.

Bedroom 4

3.11m x 2.64m 10'02" x 8'08"

Window to rear. Carpet. Radiator.

Bathroom

3.11m x 1.88m 10'02" x 6'02' max

Four piece modern fitted bathroom consisting of corner shower enclosure with thermostatic bar shower with shower head and hand held shower attachment. WC with push top flush. Bath with mixer tap and hand held shower head attachment. Wash hand basin with mixer tap, shelf, mirror and shaver point above. Towel radiator. Extractor. Window to rear. Tile effect vinyl flooring. Spotlights. Hatch access to the loft.

Garage

5.78m x 2.92m 18'11" x 9'07"

Up and over door. Two windows and pedestrian door to the garden. A driveway to the front of the garage offer additional off-road parking for several cars.

Garden

There is an attractive open plan garden to the front. The rear garden is laid mainly to grass and offers a patio area. Bounded with fencing and access gate to the side.

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 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

E

Postcode

KW14 7EA

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers over £108,000 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.