



**20
Ormlie Crescent
Thurso**

**Offers over
£170,000**



- 3 Bedrooms
- Modern interior
- Low maintenance garden
- Semi-detached house
- Large garage
- Walk in condition

An excellent opportunity to purchase a well presented 3 bedroom semi-detached house situated in a popular residential area of Thurso. The property is conveniently located close to local amenities, including Thurso High School and North Highland College UHI, as well as the nearby primary schools Pennyland Primary School and Miller Academy Primary School.

The property is within easy walking distance of Thurso railway station and the town centre, offering convenient access to shops, services, and transport links.

Ground floor comprises of; porch, hall, lounge, kitchen/diner and utility room. First floor: landing, 3 bedrooms and bathroom. Outside is a low maintenance enclosed garden to the rear with a large garage/workshop.

Town gas central heating and is fully double glazed throughout. Energy Efficiency Rating D and council tax band A.

For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk

What3Words: ///gone.jubilant.pixies

**Porch** **6' 11" x 6' 11" (2.1m x 2.1m)**

Approach the property via a newly laid grey resin path and up steps to the porch. This large porch has a half glazed front door with windows either side and windows on the other 2 walls. The room has a vinyl floor and a built in bench with storage cupboards underneath and custom made seat pad. A glass panelled internal door opens into the hall.

Hall **10' 10" x 6' 11" (3.3m x 2.1m)**

A bright, well proportioned hall that is carpeted and neutrally decorated. It has carpeted stairs to the first floor with a window overlooking the side of the property. Doors open into the kitchen, lounge and under stairs cupboard.

Lounge **19' 8" x 10' 10" (6m x 3.3m)**

A spacious lounge that runs the length of the property. It is carpeted, neutrally decorated with a dual aspect of a window overlooking the front garden and patio doors to the rear making the room bathed in natural daylight. A contemporary wall mounted pebble electric fire with wooden lintel makes an attractive focal point. Note: the sofas are available for sale under separate negotiation.

Kitchen/Diner **12' 6" x 10' 10" (3.8m x 3.3m)**

A large kitchen that is neutrally decorated with a vinyl floor, neutral decoration, a window looking into the rear garden and doors to the hall and utility room. There are fitted floor and wall kitchen units with wood style worktop and matching breakfast bar seating at least 4 people. The integral appliances are: tower electric grill and oven, fridge freezer, dishwasher, 4 burner electric ceramic hob and overhead extractor fan.

Utility room **9' 6" x 3' 3" (2.9m x 1m)**

A door from the kitchen/diner opens into the handy utility room. It has a vinyl floor and a glazed external door. There is a fitted worktop with a small cupboard and plumbing for a washing machine and tumble dryer. Note: washing machine and tumble dryer are available for sale under separate negotiation.

Landing **9' 10" x 4' 7" (3m x 1.4m)**

A neutrally decorated landing which is carpeted and is naturally lit by a window overlooking the side of the property. There are doors opening into the 3 bedrooms and bathroom and a ceiling hatch into the loft space.

Bathroom **6' 7" x 5' 11" (2m x 1.8m)**

A modern bathroom with vinyl flooring, a frosted window, grey sparkle wet wall/splashback, a 3 piece white bathroom suite including a P-shaped bath, chrome heated towel rail and ceiling extractor fan. Above the bath is a fixed raindrop mains shower head and a hand held shower head from the multi-functional taps.

Bedroom 1 **15' 9" x 8' 2" (4.8m x 2.5m)**

A spacious double bedroom that is neutrally decorated, carpeted and has a large window flooding the room with natural daylight. Along one wall are a built in wardrobes with modern Shaker styled mirrored sliding doors.

Bedroom 2 **11' 2" x 9' 10" (3.4m x 3m)**

A double bedroom that is currently being used as a child's room. It is carpeted, neutrally decorated, has a window overlooking the front of the property and has a built in cupboard.

Bedroom 3 **8' 10" x 7' 7" (2.7m x 2.3m)**

A single bedroom which is being used as a child's room. It is carpeted, neutrally decorated with a large window overlooking the front garden and a built in cupboard.

Garage/Workshop **25' 7" x 15' 1" (7.8m x 4.6m)**

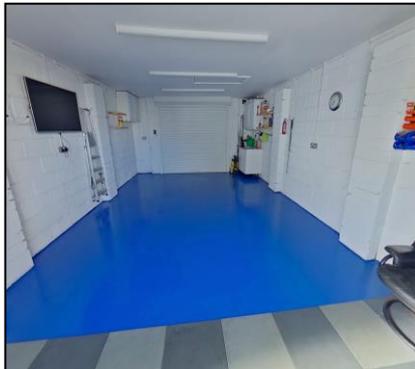
A large garage which is accessed from Ormlie Hill. It has an electric roller door, single side door to the rear garden and a large window overlooking the property. Under the window runs a fitted worktop. There are electric sockets, overhead strip lighting and a hatch in the ceiling accessing the loft space. Note: the tool cabinets are not included in the sale.

Garden

The secure rear garden is designed for low maintenance, featuring paved paths, a patio area, a garden shed, and raised flower borders, with the majority laid to lawn. A gate provides direct access to Ormlie Hill, while another leads to the house and along the side path to the front garden. The front garden is open plan and mainly laid to lawn, complemented by a resin pathway leading to the front door.

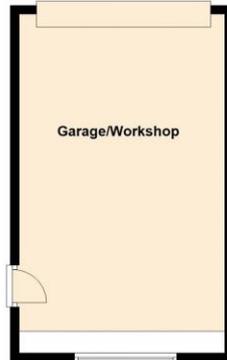
Included in the sale: curtains, blinds, carpets, breakfast bar and stools.
Excluded in the sale: workshop tool cabinets, garden children's swing.
Under separate negotiation: 2 sofas, washing machine and tumble dryer.

Please call Pollard Property on 01847 894141 to arrange a viewing.





Ground Floor



First 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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