



**2
Ormlie Cottages
Ormlie Hill
Thurso**

**Offers over
£122,000**



- 2 Bedrooms
- Traditional stone build
- Walk-in condition
- Semi-detached bungalow
- Secluded area
- Central location

A charming traditional stone-built cottage from c.1900, located in a secluded area within Ormlie Hill. This property has plenty of character, blending historic charm with modern comforts. It is in easy walking distance to the shops, schools, college, dentist and doctor surgeries. In walk in condition with high ceilings, a fitted kitchen, multi fuel stove in the lounge and 2 shower rooms (one is an en-suite).

The property consists of a hall, 2 double bedrooms, en-suite, shower room, kitchen/diner, lounge and rear lobby. Outside is a large front and rear garden, patio area and a brick built store.

Double glazed and electric central heating throughout. The electric heating is the Kyros digital electronic radiator system which is the latest "Ecodesign" range that exceeds all efficiency regulation. Energy performance rating F. Council tax band B.

For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk
What3words: //shortcuts.ranged.bungalows

**Hall** **10' 10" x 4' 3" (3.3m x 1.3m)**

Enter the cottage via the path through the front garden onto a stone terrace to the half glazed front door with glass fan light. The hall is neutrally decorated and has a laminate floor and doors with etched panels leading to the 2 double bedrooms and the lounge. High cupboards are above the lounge and bedroom 1 doors and a ceiling hatch opens into the loft space.

Bedroom 1 **13' 7" x 11' 11" (4.15m x 3.62m)**

A double bedroom that is neutrally decorated with a grey fitted carpet. A large window overlooks the front garden providing plenty of natural light to the room. There is a fitted double wardrobe with overhead louvre door cupboards. A similar high level cupboard is built in over the en-suite.

En-suite **6' 9" x 3' 7" (2.05m x 1.1m)**

The internal en-suite has laminate flooring, a white toilet and wash hand basin with a tiled splashback. A corner shower cubicle has a Mira Sport electric shower, faux marble wet wall and an overhead combined light and extractor fan. A heated towel rail, extending chrome shaving mirror and wall mounted light with shaving electric point completes the room.

Bedroom 2 **10' 10" x 11' 0" (3.3m x 3.35m)**

A carpeted, double bedroom in the same decorative style as bedroom 1 with a deep set window and built in cupboards below. It has views of the rear garden making it a private but light room.

Lounge **15' 7" x 12' 0" (4.75m x 3.65m)**

A well proportioned and spacious lounge with double aspect windows overlooking the front and side garden. The room is neutrally decorated with laminate flooring and doors leading to the kitchen and hall. A multi fuel stove sits on a marble hearth with a wooden surround giving a cosy focal point to the lounge.

Kitchen/Diner **14' 5" x 6' 10" (4.4m x 2.08m)**

The kitchen has pale grey wall and base units, faux wood worktop and splashback. There are integrated Lamona appliances: fridge, electric oven, 4 burner ceramic hob, chimney extractor fan and plumbing for a washer/dryer which is included in the sale. A window is above the stainless steel sink and drainer with another window along the back wall. Both windows have views of the rear garden and combined with a vinyl floor and neutral decoration makes this room attractive and bright. A pine door leads to the rear lobby.

Rear Lobby **4' 3" x 4' 11" (1.3m x 1.5m)**

The rear lobby has the same decoration as the kitchen with a built in cupboard, a half glazed external door to the garden and internal door to the shower room.

Shower Room **6' 9" x 5' 9" (2.05m x 1.75m)**

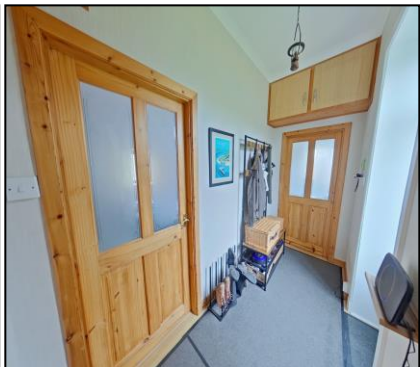
It has the same neutral decoration and vinyl floor as the kitchen and lobby presenting a seamless style. There is a corner shower cubicle with an electric Mira Sport shower, wet wall, a white pedestal wash hand basin and toilet. A tiled splash back behind the wash hand basin, extractor fan and a frosted window giving light and additional ventilation completes this pleasing room.

Garden

The rear garden has a paved path and gravel border with a Caithness stone dyke wall/ranch fence. At one end is a patio area with a stone table and garden gate giving easy access to Ormlie Hill. At other end is a brick built store and a path going round to the front of the property. The spacious front garden has a stone terrace, an external light above the front door, a path to the gate, a large lawn, clothes drying area and is bordered by a combination of fence and stone dyke wall.

All floor coverings, curtains, blinds and washer/dryer are included in the sale.

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





Ground Floor

Approx. 67.4 sq. metres (725.9 sq. feet)



Total area: approx. 67.4 sq. metres (725.9 sq. feet)

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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