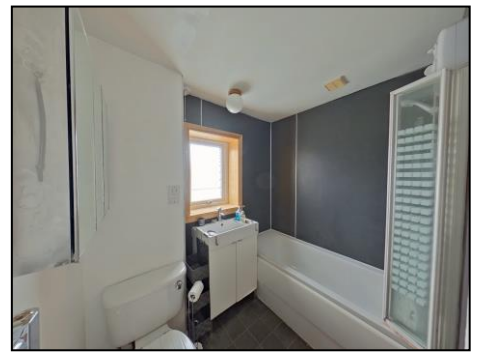
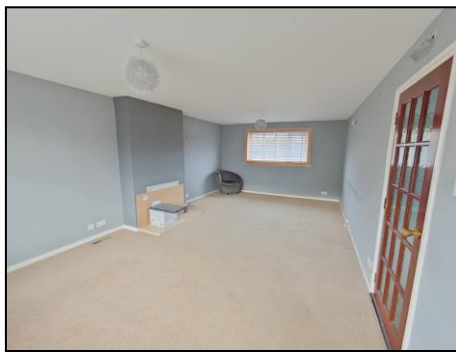


**36  
Ormlie Crescent  
Thurso**

**Offers Over  
£165,000**



- 4 Bedrooms
- Attached garage
- Popular area
- Semi-detached house
- Secure rear garden
- Chain free

A 4 bedroom semi-detached house is situated in a desirable area of Thurso, offering convenient access to schools, the local college, medical and dental practices, transport links, and the town centre.

The property features an attached garage, currently converted into a sound studio, which can easily be reverted to its original use. A secure rear garden provides a private outdoor space, while the driveway offers off-road parking for added benefit. A fantastic opportunity for families or professionals seeking a well-located and versatile home.

Mains gas central heating, council tax band B and energy performance rating C. For a Home Report and the 360 tour, please go to our website [www.pollardproperty.co.uk](http://www.pollardproperty.co.uk) What3Words ///contents.beards.hardback

**Hall 11' 2" x 8' 6" (3.4m x 2.6m)**

The open porch provides shelter as you step through the front door into a bright and inviting hall. Neutrally decorated and carpeted for comfort, the hallway offers access to the boiler room, a spacious kitchen/diner, a well-proportioned lounge, and a built-in storage cupboard. A winding, carpeted staircase leads to the first-floor landing.

**Boiler room 5' 7" x 4' 11" (1.7m x 1.5m)**

A handy room that houses the mains gas boiler. This versatile room has a window and could be used as a boot/cloakroom. A door opens into the WC.

**WC 5' 7" x 3' 7" (1.7m x 1.1m)**

A useful ground floor WC that has a white toilet and corner wash hand basin. It has vinyl flooring and a frosted window for light and ventilation.

**Kitchen/Diner 17' 5" x 11' 6" (5.3m x 3.5m)**

A spacious room that is neutrally decorated with vinyl flooring. There is a large window and half glazed external door opening into the rear garden and floods the room with natural daylight. The fitted kitchen has grey/cream gloss wall and floor units and faux wood worktops. The integrated appliances are: 5 burner gas hob, overhead extractor hood, fridge freezer, electric oven and grill. There is plumbing for a washing machine and tumble dryer and space for a table and seating for at least 4 people.

**Lounge 20' 8" x 12' 2" (6.3m x 3.7m)**

A 15 panelled glass door from the hall opens into the large lounge that runs the length of the house. The room is neutrally decorated and carpeted. There are windows overlooking the front and rear of the property and a fireplace making a focal point to the lounge.

**Landing 14' 9" x 4' 3" (4.5m x 1.3m)**

A window above the carpeted stairs floods the landing with natural light. There are doors opening into the 4 bedrooms and bathroom with a ceiling hatch accessing the loft space.

**Bathroom 7' 3" x 6' 7" (2.2m x 2m)**

A well proportioned room that has neutral decoration, vinyl flooring, grey splashback wet wall and a frosted window. The bathroom suite comprises of a white toilet, wash hand basin and bath. Above the bath is an electric shower and a ceiling extractor fan and beside the door is a chrome heated towel rail.

**Bedroom 1 12' 6" x 10' 6" (3.8m x 3.2m)**

A spacious double bedroom that has a large window overlooking the rear garden. There is a built in cupboard and a bedroom suite unit with overhead cupboards and wardrobes.

**Bedroom 2 10' 6" x 10' 2" (3.2m x 3.1m)**

A sunny room with a large window overlooking the rear of the property. It is a double bedroom with a fitted carpet and a built in cupboard with louvre doors.

**Bedroom 3 9' 10" x 9' 8" (3m x 2.95m)**

Another bright carpeted bedroom that has a window overlooking the side of the property.

**Bedroom 4 12' 6" x 9' 6" (3.8m x 2.9m)**

A carpeted double bedroom that is flooded by natural light from a large window overlooking the front garden.

### Sound studio/Garage

**16' 5" x 8' 6" (5m x 2.6m)**

Currently being used as a sound studio but could easily be converted back to a garage. It is attached to the house and accessed by single doors at the front and rear gardens. The room has an internal soundproofing skin and corresponding internal doors.

### Garden

The front garden is open plan and is mainly laid to lawn with a driveway to the sound studio/garage. A path runs along the side of the property to the rear garden. This has a fenced boundary, established shrubs and trees, large lawn area, paved drying area, patio with gazebo and garden shed.

All carpets, curtains and blinds are included in the sale.

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](http://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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