



## 2 Ormlie Drive, Thurso

Offers Over £220,000



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**3 BEDS | 2 BATH | 1 RECEPTION**

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this lovely three-bedroom detached bungalow, situated in a popular residential area of Thurso. Offering well-proportioned accommodation, generous gardens, ample off-road parking and a detached garage, this property would make an excellent home.

The property is entered through a welcoming front vestibule into the spacious hallway, which features a charming archway with useful storage below and provides access to the principal accommodation. The bright lounge is a lovely feature of the home, benefiting from a Fyfe stone fireplace with open coal fire and polished Caithness stone hearth, feature wooden cladding and built-in seating with storage.

The well-proportioned kitchen is fitted with white base units, black laminate worktops and a useful breakfast bar, with three large cupboards providing excellent storage. A doorway leads to the practical utility room, which offers space for a washing machine and tumble dryer, together with direct access to the rear garden and a useful shower room.

There are three good-sized bedrooms, with bedroom one benefiting from built-in wardrobes and bedroom two offering a useful workstation with shelving and overhead storage. The accommodation is completed by a well-appointed shower room with a generous shower enclosure, vanity unit with sink, WC and bidet.

Externally, the property benefits from a large driveway providing off-road parking for multiple vehicles, together with an established front garden. The enclosed rear garden is well established with mature hedging, trees and flowering plants, as well as a patio seating area and pathways around the property.



# Extra Information

## Services

School Catchment Area is  
Miller Academy Primary / Thurso High School

## EPC

E

## Council Tax Band

D

## Tenure

Freehold

## Viewing

If you would like to view this property, please contact the  
office on 01847 890826

## Extras

## Key Features

- **Popular Thurso location**
- **Detached three-bedroom bungalow**
- **Large driveway**
- **Ample off-road parking**
- **Established front and rear gardens**



# Property Photos



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# Property Dimensions

## Front Vestibule 1.51m x 1.33m

Accessed through a hardwood door with a glazed panel, the vestibule benefits from a generous storage cupboard and a flush light fitting. The walls have been papered and carpet tiles laid to the floor. A five panel glazed door gives access to the inner hall.

## Kitchen 3.88m x 4.22m

Of good proportions the kitchen benefits from white base units with black laminate worktops and upstands, there is a stainless-steel sink with drainer, space for a free-standing cooker and a useful breakfast bar. Wood effect vinyl has been laid to the floor, the walls have been papered, there is an extractor fan and fluorescent lighting. Three large cupboards provide extra storage space and two windows face the side elevation. A doorway gives access to the utility room.

## Shower Room 1.20m x 2.21m

A useful room with a built-in mains powered shower cubicle, w.c and pedestal sink. There is floor to ceiling tiled walls, a wall heater, corner shelf, coving and a pendant light fitting. Oak effect vinyl has been laid to the floor and a window faces the side elevation.

## Inner Hall 2.39m x 1.67m (Longest & Widest)

The L-shaped hallway has a useful storage cupboard. There is a flush light fitting, electrical socket and smoke alarm. Doors give access to the three bedrooms and the main shower room. There is a hatch to the loft which can be accessed via a Ramsay ladder and the loft has been partially floored, providing useful additional storage space. A Velux window allows natural light into the area of the loft.

## Hallway 3.23m x 3.95m

The hallway is of good proportions and has a feature arch with storage below. The walls have been papered, there is coving and a flush light fitting. A window with blinds faces the front elevation and carpet has been laid to the floor. Doors lead to the lounge and kitchen and an opening leads to the inner hall where three bedrooms and the bathroom can be found.

## Utility Room 1.69m x 2.32m

The utility room benefits from a wall mounted cupboard and shelving. There is space for a washing machine as well as a tumble dryer. Vinyl tiles have been laid to the floor, there is a fluorescent light fitting and double sockets. A UPVC door gives access to the garden and a further door leads to the shower room.

## Lounge 3.57m x 7.3m (Longest & Widest)

This room features a decorative Fyfe stone fireplace with an open coal fire and polished Caithness Stone hearth. There is feature wooden cladding on the fireplace wall and the other walls have been painted, carpet has been laid to the floor and there is a five light fitting above. Two windows face the rear elevation and there is a built in seating area with storage. This room also benefits from coving, a smoke alarm, double sockets, wall lights and an aerial point.

## Shower Room 2.49m x 1.64m

The shower room is of good proportions and benefits from a corner w.c, bidet, vanity unit with sink and a generous shower enclosure. The floor has been tiled as well as the wall and the room also benefits from coving, a mirror with shaver light and triple light fitting. An obscured glass window faces the side elevation.

# Property Dimensions

## **Bedroom One 3.86m x 3.92m**

This spacious room has been wallpapered and benefits from built-in wardrobes with hanging, shelf and cupboard space. A carpet has been laid to the floor and there are double sockets and a pendant light fitting. A window with curtains and blinds faces the front elevation.

## **Bedroom Three 2.51m x 2.81m**

This bedroom is well presented and benefits from vinyl flooring and papered walls. There are double sockets, a pendant light fitting and a wall mounted shelf. A window with curtains faces the side elevation.

## **Gardens**

The front garden is mainly laid to lawn and benefits from trees as well as a raised flower border. There is a large driveway which offers offroad parking for multiple cars.

The rear gardens are well established with many varieties of hedging, tree and flowers. There is a patio seating area which is enclosed. A path gives access around the house and there is also a single garage.

## **Bedroom Two 3.88m x 3.89m**

A bright room with a window that faces the front elevation. There are wallpapered walls and vinyl flooring as well as a flush light fitting and fluorescent light. This useful room also benefits from a workstation that has shelving above and an overhead storage cupboard.

## **Garage 5.24m x 2.87m**

The garage has light and power. There is wall mounted shelving as well as a workbench. A window faces the rear elevation and an up and over door.

## THURSO

### Property Location

The most northerly town in mainland Scotland, Thurso is a great base for exploring the surrounding countryside. There's plenty to see and do in and around the delightful town of Thurso. The town is a hive of lovely traditional shops, cafes, bars, and restaurants. There are good coach and rail links south. There are leisure facilities within the town, which include a cinema and a swimming pool, and outdoor pursuits include surfing, fishing, and yachting. There is an airport and hospital in Wick, which is twenty minutes driving distance away.



## Moving home can be a **Life-changing Experience**

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Buying and selling property is a very people orientated business and good communications are essential for a successful move. In recognising this we have employed an experienced sales team. Our talented team of property specialists are among the most knowledgeable and experienced in estate agency in the Scottish Highlands and are genuinely committed to service with a personal touch. All our staff are excellent communicators and are committed to providing the highest level of care and attention throughout the entire moving process.

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Our aim is simple: to provide the best possible service, assist you from start to finish and communicate regularly throughout the whole process – whatever your property matter

## **Why Choose Yvonne Fitzgerald Properties**

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- Drone Photography





All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor(s) ownership. We have not verified the tenure of the property, the type of construction, or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyors, etc., prior to the exchange of contracts.