

## Breachfield, 9 Ormlie Hill, Thurso



**Offers over £90,000**

A spacious 3 bedroom detached bungalow with single garage and enclosed garden. In need of modernisation. The property is situated within walking distance of the town centre, Thurso High and Primary Schools, College and railway station. The accommodation includes: entrance vestibule, hallway, kitchen, lounge, 3 bedrooms, dining room (possible 4th bedroom), bathroom, utility and garage. Oil central heating and double glazed. Viewing recommended. Energy efficiency rating: F

- 3 or 4 bedrooms
- Detached bungalow
- Spacious accommodation
- Oil central heating
- Double glazed
- Enclosed garden
- Close to local amenities
- Garage and driveway
- Viewing recommended
- Energy Efficiency Rating: F

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# Accommodation



Enter via a vestibule into the hallway. The hallway has doors leading off to the bedrooms, lounge, dining room, kitchen and bathroom.

The lounge has 2 large picture windows giving views to the side and front garden, admitting plenty of light into this spacious room. An open fire set in a stone fireplace gives a focal point to the room.



The dining room which could be converted to a bedroom is situated at the front of the property overlooking the garden. It has a built-in cupboard and alcove along one wall.

The master bedroom has 2 built-in wardrobes and alcove feature. The large window overlooks the rear garden. Bedroom 2 and bedroom 3 are well-proportioned rooms with one looking to the rear of the property and the other to the side.



The bathroom has a cream 3 piece porcelain suite and walk-in mains shower. A large frosted glass window gives ventilation and natural daylight into the room.

The kitchen has fitted wall and floor units, extractor hood, washing machine, dishwasher and space for a cooker. It has 2 built-in cupboards/pantry and a large window overlooking the rear garden. In the ceiling there is access to the loft space via a hatch.

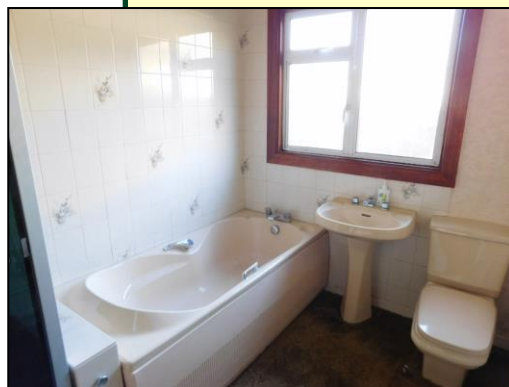


Leading from the kitchen is a shelved utility room with a frosted window and a back door leading to the rear garden.

The spacious single garage can be entered from the front garden. The gardens are laid to lawn with shrubs. There is a tarmacked driveway to the garage and paved path to the front door. A latched wooden garden gate leads to the rear of the property. Rear and front gardens are fenced/walled and gated at garage end only.



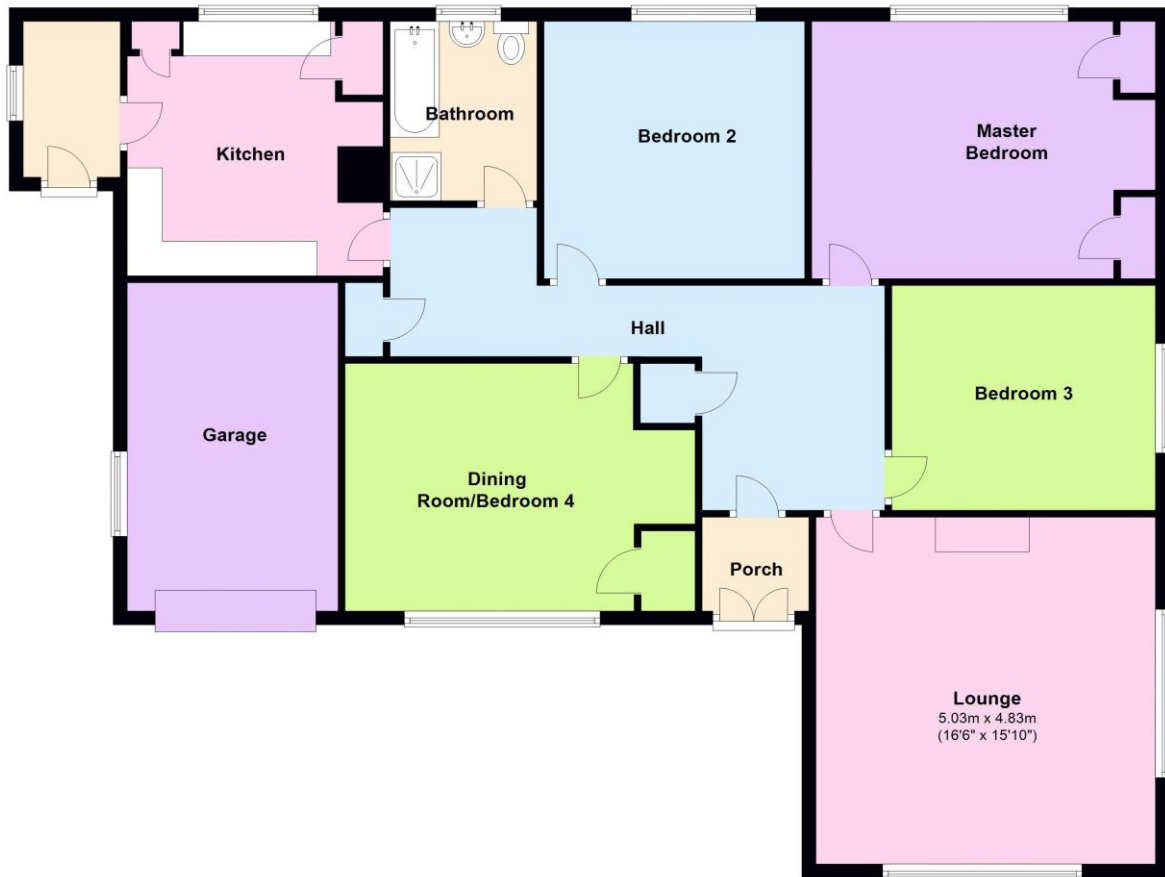
<b>Vestibule:</b>	<b>8' 6" x 4' 6" (2.6m x 1.36m)</b>
<b>Hall:</b> At its longest and widest	<b>16' 2" x 10' 8" (4.94m x 3.25m)</b>
<b>Lounge:</b>	<b>15' 10" x 16' 6" (4.83m x 5.03m)</b>
<b>Master bedroom:</b>	<b>16' 1" x 12' 3" (4.89m x 3.73m)</b>
<b>Bedroom 2:</b>	<b>12' 2" x 12' 2" (3.72m x 3.71m)</b>
<b>Bedroom 3:</b>	<b>12' 4" x 10' 8" (3.75m x 3.26m)</b>
<b>Bedroom 4 / Dining room:</b>	<b>16' 4" x 11' 9" (4.98m x 3.59m)</b>
<b>Bathroom:</b>	<b>8' 6" x 6' 10" (2.6m x 2.09m)</b>
<b>Kitchen:</b>	<b>12' 1" x 11' 11" (3.69m x 3.64m)</b>
<b>Utility room:</b>	<b>7' 5" x 4' 6" (2.26m x 1.38m)</b>
<b>Garage:</b>	<b>15' 7" x 9' 10" (4.75m x 3m)</b>



**Asking Price** in Scottish Legal Form to Pollard Estate and Letting Limited. **Viewing** By appointment through Pollard Estate and Letting Limited. Tel 01847 698242.  
**Entry** By arrangement **For current tax bandings:** [www.saa.gov.uk](http://www.saa.gov.uk)  
**Mortgage Information.** Please ring us to discuss your requirements.  
**Valuation:** If you would like a **Free**, no obligation valuation and market appraisal on your property please contact Thurso on 01847 698242.

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## Ground Floor



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