

Breachfield, 9 Ormlie Hill, Thurso



Offers in the Region Of £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. Not mortgagable due to non standard construction. Viewing recommended. Council Tax Band C. 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

 Property Sales

 Market
Valuations

 Pre-Sale
Consultancy

Pollards Estate & Letting Limited
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2 Princes Street
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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.



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



Asking Price in Scottish Legal Form to Pollard Estate and Letting Limited. **Viewing** By appointment through Pollard Estate and Letting Limited. Tel 01847 698242.

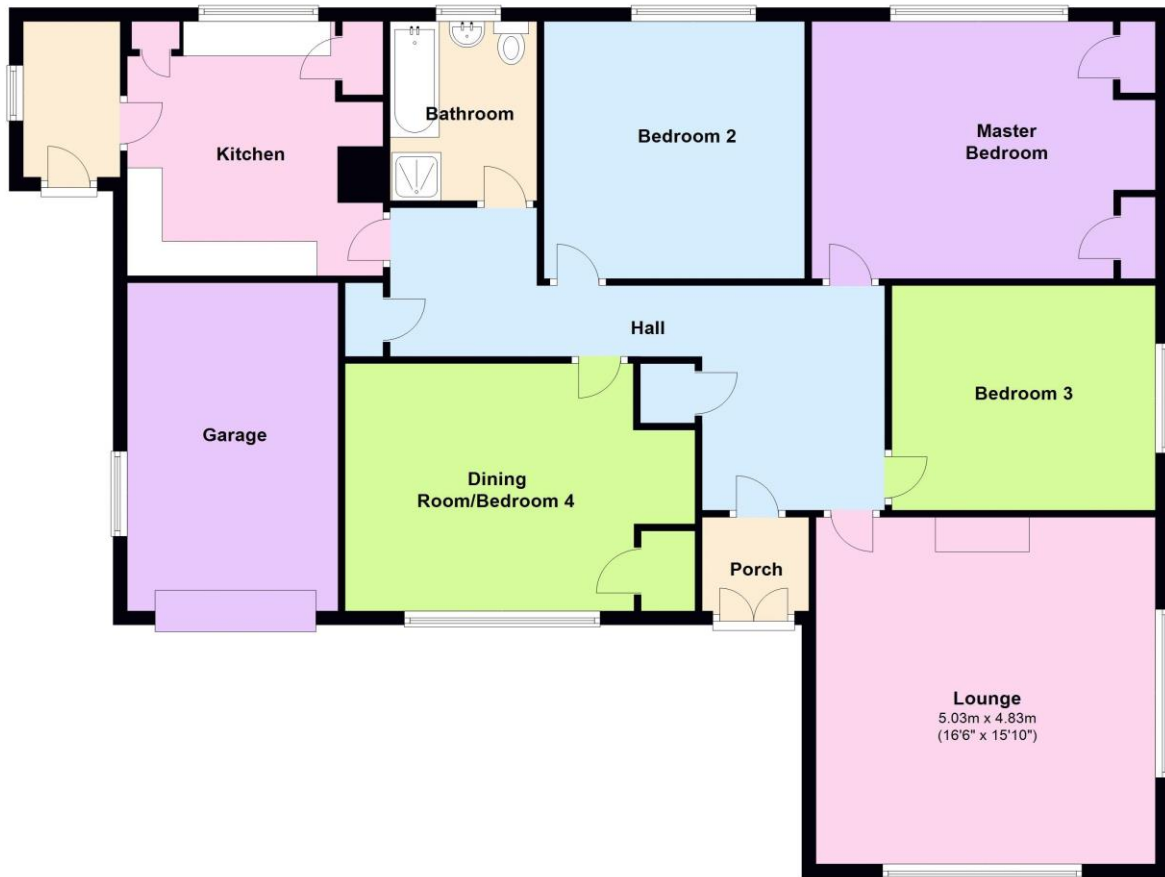
Entry By arrangement **For current tax bandings:** www.saa.gov.uk

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.

INTERESTED PARTIES SHOULD NOTE: Particulars have been prepared to give intending purchasers an overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, or facilities are in good working order. Purchasers must satisfy themselves on such matters before purchasing. It should not be taken that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be taken that the property remains as displayed in the photographs. Areas, measurements or distances referred to are given for guidance only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Planning permissions or potential uses such information is given in good faith, purchasers should make their own enquiries into such matters. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Neither these particulars nor any communication by us on behalf of the vendor relative to the property shall form part of any contract unless it is incorporated within a self proving document signed by or on behalf of our client in terms of Section 3 of the Requirements of Writing (Scotland) Act 1995. No representation or warranty in relation to the property is given by us and no person in the employment of Pollards Estate and Letting Ltd or anyone employed by them has any authority to make such representation or warranty. All offers will receive consideration but the sellers do not bind themselves to accept the highest or any offer. The sellers reserve the right to accept any offer at any time regardless of whether or not a closing date for offers has been fixed and without notifying any other interested party of their intention to do so.

Ground Floor



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