



13, Ormlie Crescent, Thurso, Caithness, KW14 7DU

FOR SALE - Offers over £80,000



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13, Ormlie Crescent

Thurso, Caithness, KW14 7DU

- 3 bedrooms, sitting room, kitchen and bathroom
- Gas heating throughout
- Garage to the rear of the property
- Double glazed, wood framed windows
- Built in wardrobes in bedroom 1
- Fully enclosed rear garden

13 Ormlie Crescent is a 2 storey property, situated in a popular residential area within walking distance of Thurso Town center, Thurso High School and Thurso college.

Accommodation comprises of a large front entrance hall, a sitting room, kitchen, 3 bedrooms and a bathroom. The loft can be accessed from the top landing and the garage from the back of the property.

13 Ormlie Crescent appeals to a range of purchasers, such as first time buyers.



Ground Floor

Front Entrance

The front entrance is fitted with wooden floorboards, a wooden front door with a wire mesh glass window and a wooden double glazed wire mesh glass window. There is a frosted glass panel door leading to the inner hallway.

Front Hall

The hallway is fitted with wooden floorboards and a radiator. There is an under stair cupboard, which houses the electric meter and a separate built in cupboard, providing plenty of storage. The living room and kitchen can be accessed from the hall way, through frosted glass panel doors.

Sitting Room

This bright and spacious living room is fitted with 2 large wooden double glazed windows, wooden floorboards, 2 radiators and a gas fire. Both front and back gardens can be viewed from the living room.

Kitchen

This spacious rear facing kitchen is fitted with vinyl flooring, a large double glazed wooden window, a radiator and both, floor and wall mounted units with a built in stainless steel sink and drainer. There is also a large built in storage cupboard and the rear garden can be accessed through a wooden back door, with a wire mesh glass window.



Floor Plan



TOTAL FLOOR AREA : 79.9 sq.m. (860 sq.ft.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2022

1st Floor

Stairs and Top Hall

At the bottom of the wooden stairs there is a wooden double glazed window. The top hall is fitted with wooden floorboards, and a ceiling hatch giving access to the loft.

Bathroom

The bathroom is fitted with vinyl flooring and the walls are part tiled. There is a wooden, privacy glazed window, a radiator, WC, wash hand basin and a bath with an electric shower. The bath and sink are finished with a wooden panel surround.

Bedroom 1

This spacious room over looks the back of the property and is fitted with wooden floorboards, a radiator and a large wooden double glazed window, providing good light. There is a built in cupboard which houses the hot water tank and 2 built in wardrobes.

Bedroom 2

This bedroom over looks the front of the property and is fitted with carper flooring, a radiator and has a large wooden double glazed window

Bedroom 3

This bedroom over looks the front of the property and is fitted with wooden floorboards and a radiator. There is also a wooden double glazed window and a large built in cupboard.

Outside

The front of the property is laid with grass and has a a stone path leading to the front door. At the rear of the property there is a garage and a small shed. The rear garden is laid with grass and has a stone path leading to the back door. There is also a washing line in the rear garden.



Council Tax Band

The subjects are in Band A. The Council Tax Band may be re-assessed when the property is sold. This may result in the Band being altered

Services

Mains electricity, water and drainage

Fixtures and Fittings

Floor & window coverings are included in the sale

Price

Offers over £80,000 are invited

Viewing

All viewings to be arranged by appointment only through d and h as the sole selling agent:

Branch: **d and h Property**
7 / 9 Princes Street, Thurso, Caithness, KW14

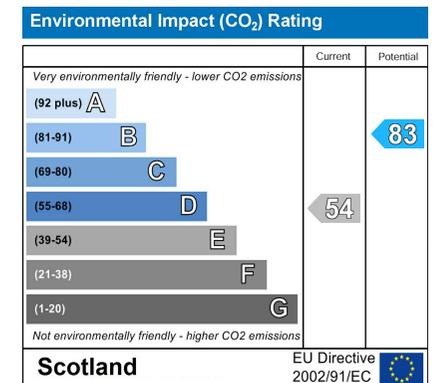
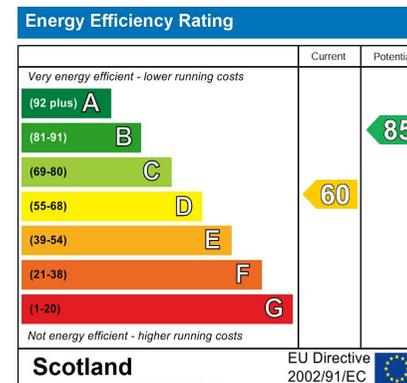
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Telephone: 01847 894 379

Fax: 01856 872 483



www.dandhlaw.co.uk/property



NOTES - These particulars have been prepared following inspection of the property and from information furnished by the sellers on that date. These particulars do not form part of any offer or contract. All descriptive text and measurements are believed to be correct but are not guaranteed or warranted in any way, nor will they give rise to an action in law. Any intending purchaser are recommended to view the property personally and must satisfy themselves as to the accuracy of the particulars. Interested parties should note their interest with the selling agents. However, the seller retains the right to accept an offer at any time without setting a closing date. We accept no responsibility for any expenses incurred by intending purchasers in inspecting properties.

7th February 2022