



ORMLIE HILL, THURSO

Offers Over £260,000



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4 BEDS | 2 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this stylish family home located in a sought-after area of Thurso. This executive storey and a half home has been redecorated and upgraded to provide family living at its best. Finished to the highest of standards throughout, this wonderful home benefits from a superb lounge which is of good proportions and features a lovely media wall. There is a new white high gloss fitted kitchen with integral appliances which is well equipped and has been designed to maximise storage space. The downstairs bathroom benefits from built in sanitary ware as well as a fabulous jacuzzi bath and there are also two tastefully decorated bedrooms on the ground floor. Upstairs the property benefits from superb storage. There is a beautiful shower room, two stylish double bedrooms and a box room which could either be used as the fifth bedroom or dressing room. The current owner has also put in a Tesla electric heating system. This ensures that the new owner will benefit from very low fuel bills.

Externally the front garden benefits from a monobloc drive way which leads to the garage. The garage has power and light as well as an adjoining store. This area of the home benefits from hedging, Pampas grass as well as a stone-built wall. The rear garden is laid mainly to lawn with two patio areas. There are mature trees, flower borders as well as an area of lawn and stone chippings for low maintenance.

Located in the garage is a Tesla battery wall panel, the benefits of this battery is that it uses the low rate energy overnight to charge itself, costing less. The house can be run off grid during the day for all electrical appliances, water and heating system. It will automatically start up if there is a power cut and would fully run the house for 24 hours. The current owners have noticed electricity bills have more than halved since the battery has been fitted. It's all controlled from an app to allow you to go off grid at any time.

Ideally located just a five-minute drive into Thurso town centre, the property is near to a bus route, Miller Academy Primary School and a convenience store. Further facilities such as supermarkets, a swimming pool, gym, bowling green and doctors surgeries are all a short car journey away. Secondary education can be obtained at Thurso High School, whilst further education can be gained at the University of the Highlands and Islands which is also close by. There are good coach and rail links within the town, and at Wick, which is a thirty-minute car journey away, there is the John O Groats Airports which offers flights within the UK and Europe.



Extra Information

Services

School Catchment Area is Miller Academy Primary School/
Thurso High School

EPC

EPC D

Council Tax

Band D

Tenure

Freehold

Viewing

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

Extras

What3Words: ///dividers.walking.initial

Key Features

- DECORATED TO A HIGH STANDARD
- FOUR DOUBLE BEDROOMS
- NEWLY FITTED KITCHEN
- EXCELLENT STORAGE SPACE
- GARAGE
- CLOSE TO TOWN CENTRE
- NEW TESLA BATTERY WALL PANEL



Property Photos



Property Photos



Property

Dimensions

Front Vestibule 2.73m x 1.75m

This well-presented room has been tastefully decorated. There are grey LTV floor tiles as well as ceiling downlighters, a Dimplex panel heater and a useful storage cupboard which houses the Tesla electric unit. UPVC doors lead to the front and rear gardens.

Lounge 3.65m x 4.67m/Dining Area 3.54m x 3.13m

This beautiful room has been immaculately presented. There is coving, a stunning media wall with LED lighting and an inset electric fire. LTV vinyl tiles have been laid to the floor, there are two Dimplex low energy heaters and two contemporary light fittings. A window with blinds can be found to the front elevation and sliding patio doors give access to the lovely rear garden.

Bedroom One 2.41m x 3.64m

This lovely room has a feature wall papered wall and a grey fitted carpet. There is coving, double sockets and a contemporary light fitting. This room benefits from a Dimplex panel heater and a window with blinds to the front elevation. There is also a phone point.

Bedroom Two 3.50m x 3.22m

Located to the rear of this wonderful home, this beautiful room has a feature mural wall and a light grey fitted carpet. There is coving, a flush light fitting as well as a Dimplex wall mounted heater. A window with blinds lets plenty of natural daylight flood through and there are also ample double sockets.

Hallway 3.24m x 0.75m

The well-presented hall is of good proportions. This room has coving, a smoke alarm and a heater detector. LTV grey tiles have been laid to the floor. This area of the home benefits from a useful storage cupboard as well as two beautiful flush glass light fittings. There is a low energy Dimplex heater and double sockets. White doors lead to the vestibule, lounge, kitchen, two bedrooms and the family bathroom.

Kitchen 2.69m x 4.44m

The superb fitted kitchen has recently been installed and boasts a superb range of white high gloss base, wall and full height units with grey concrete effect laminate worktops. There is a sink with a drainer, an integral Bosch dishwasher, fridge-freezer as well as a Neff grill, oven and a Neff ceramic hob. Space can be found for a washing machine and a tumble dryer. Two windows with blinds can be found to the side elevation. LTV vinyl tiles has been laid to the floor and there are two flush light fittings.

Bathroom 3.64m x 2.52m

The well-presented bathroom is spacious and benefits from a jacuzzi bath and a generous shower enclosure. The W.C and basin have been built into a white high gloss vanity unit which has built in storage cupboards as well as a mirror and shaving point. Karndean tiles have been laid to the floor. An opaque window with blinds can be found to the side elevation. There is also a Dimplex heater, coving and two flush light fittings.

Stairwell

A carpeted stairwell leads to the first-floor landing. This area of the home has ceiling downlighters and a Quantum electric heater. There are three storage cupboards, one of which houses the new hot water cylinder. Doors lead to the box room, two bedrooms and shower room.

Property

Dimensions

Bedroom Three 3.60m x 4.04m

This stylish room has a feature floral papered wall and wooden wall panelling. A grey carpet has been laid to the floor, there is a beautiful chrome light fitting and double sockets. A window with blinds can be found to the front elevation.

Bedroom Four 3.22m x 3.78m

This double room has a window with blinds to the side elevation. There is a Dimplex wall mounted heater. A carpet has been laid to the floor. There is a flush light fitting and double sockets.

Garden

The rear garden is mainly laid to lawn with two generous patio areas. There are mature trees, a flower border, an area of lawn as well as stone chippings for low maintenance. The rear garden is fully enclosed and private. There is a single garage with power as well as an integral storage cupboard.

The front garden benefits from a monobloc drive and is mainly laid to lawn. There is hedging, a pampas grass and a stone built wall.

Shower Room 2.94m x 1.65m

This well-presented room is light and bright. There is a recessed shower enclosure, a W.C and a pedestal sink. Karndean has been laid to the floor. There is a flush light fitting and a window with blinds can be found to the side elevation.

Box Room 2.50m x 3.54m

This beautifully presented room has an access hatch to the loft void and a Dimplex wall mounted heater. A carpet has been laid to the floor. There is a flush light fitting and double sockets.

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.

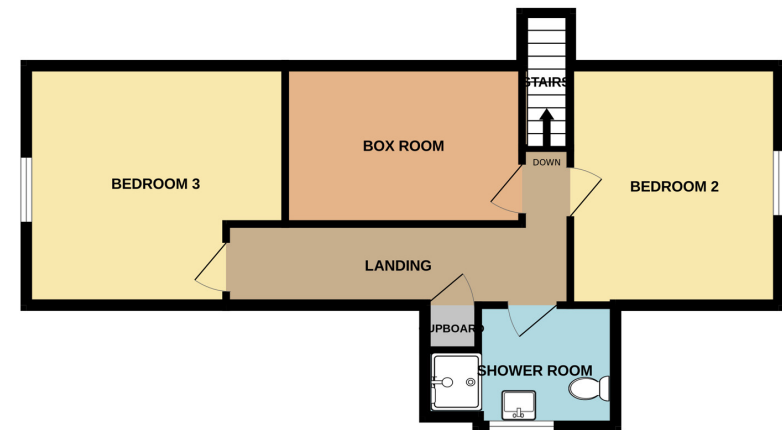


Property Layout

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

We offer the widest range of property services in the vicinity, all under one roof, and will always strive to achieve the best price for your property without being unrealistic.

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

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