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28 BRAAL TERRACE, HALKIRK

Attractive and spacious three bedroom semi-detached property that is well located in a quiet cul-de-sac close to the local school and within walking distance to all amenities within the village. Benefitting from recently fitted uPVC windows and doors, and oil central heating the property is decorated in neutral tones throughout. Attractive internal doors, contemporary fitted kitchen and modern fireplace to the lounge all add to the appeal of the property. Accommodation comprises entrance vestibule, hallway, lounge, kitchen and bathroom to the ground floor with the three bedrooms upstairs. Outside is a fully enclosed garden with private off-road parking to the front. Making an excellent family home viewing is highly recommended.

OFFERS OVER £80,000

Vestibule **2.08m x 1.19m 6'10" x 3'11" max**

UPVC partially glazed front door. Coat hooks to wall. Wood effect vinyl flooring. Partially glazed door to hallway.

Hallway

Storage cupboard housing the electrics. Carpet. Radiator. Stairs to first floor.

Lounge **5.25m x 2.60m 17'02" x 11'09"**

Three windows to front. Wooden mantel with marble surround and hearth with electric fire insert. Carpet. Radiator. TV point.



Kitchen **5.23m x 2.67m 17'02" x 8'09"**

Modern fitted kitchen with various eye and base level units with work top space and splash back tiling. Breakfast bar seating area. Ceramic 1½ bowl sink. Services for washing machine and space for fridge. Fitted cooker with four ring hob and stainless steel and glass chimney extractor above. Telephone and TV point. Two windows to rear with views to the garden. Radiator. Storage cupboard with coat hooks and shelf.



Bathroom **2.01m x 1.69m 6'07" x 5'06"**

WC with push top flush. Wash hand basin with mirror above. Bath with shower screen and shower tap attachment. Wood effect vinyl flooring. Radiator. Window to rear. Partial tiling to all walls.

Landing

Hatch access to the loft. Carpet. Clothes pulley. Shelved storage cupboard. Window to front.

Bedroom 1 **4.54m x 2.63m 14'11" x 8'07"**

Window to front. Carpet. Radiator. Door to built in wardrobe with hanging rail and shelf.

Bedroom 2 **3.64m x 3.47m 11'11" x 11'04"**

Window to rear. Fitted wardrobes with shelving and hanging rail. Carpet. Radiator.

Bedroom 3 **3.31m x 2.61m 10'10" x 8'06"**

Door to built in wardrobe with hanging rail and shelf. Carpet. Window to rear. Radiator.

Garden

The rear garden is fully enclosed and includes a stone chipped patio area and area of lawn. Incorporating and drying area and timber built shed. A useful area for refuse bins can also be found. The front of the property offers private convenient off road parking with ample on street parking opposite.

General Information

The floor coverings, curtains and blinds as fitted are included in the sale. Home Report available from property@youngrob.co.uk.

Council Tax

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

EPC

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Postcode

KW12 6UN

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers over £80,000 should be submitted to our Thurso Office.

Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.

Location

Halkirk which is seven miles from Thurso and has local shopping facilities, sub-Post Office, hairdressers, garage, Indian takeaway and restaurant, hotels and equestrian events which take place in the indoor arena. Within the village are the local doctor's surgery and Primary School. It also play host to the annual Halkirk Highland Games, a traditional and spectacular Scottish sporting event established in 1886. Thurso, one of the two main towns of the district has shopping, professional, medical and educational facilities. From Thurso there are regular bus and rail services south and from Wick airport, there are regular scheduled air services. Inverness is approximately two hours drive.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers should verify the particulars on their visit to the property and note that the information given does not obviate the need for a full survey and all appropriate enquiries.