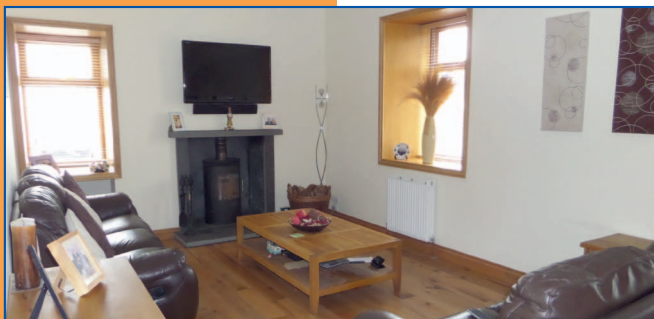




solicitors • estate agents

# Young Robertson & Co.



**29 TRAIL STREET  
THURSO KW14 8EG**  
tel: 01847 896177  
fax: 01847 896358  
[property@youngrob.co.uk](mailto:property@youngrob.co.uk)  
[youngrob.co.uk](http://youngrob.co.uk)

**21 BRIDGE STREET  
WICK KW1 4AJ**  
tel: 01955 605151  
fax: 01955 602200  
[wick@youngrob.co.uk](mailto:wick@youngrob.co.uk)  
[youngrob.co.uk](http://youngrob.co.uk)

[caithnessproperty.co.uk](http://caithnessproperty.co.uk)



## CORNER HOUSE, SINCLAIR STREET, HALKIRK

Modern and well-presented L-shaped detached cottage situated close to the village centre and all its amenities. This attractive property benefits from wood effect UPVC DG, oil central heating and a cozy Morso wood burning stove in the lounge. With deeply silled windows and solid oak doors and finishing's throughout there is a modern fitted kitchen, attractive sun room/dining room overlooking the rear garden and lounge with double aspect windows. The master bedroom has an en suite shower room and the bathroom has a contemporary fitted bathroom suite. There are two further double bedrooms and the property offers excellent storage throughout. There is ample space to create off-road parking subject to necessary planning consent, and to the rear an attractive landscaped garden with patio area, lawn and two timber sheds. Viewing is highly recommended.

**FIXED PRICE £114,000**

### Entrance Vestibule 1.97m x 1.92m 6'05" x 6'03"

Partially glazed uPVC front door. Sliding door to cloak cupboard with hanging rail and shelf. Tile effect vinyl flooring. Window to front. Radiator.

### Lounge 5.84m x 3.35m 19'02" x 11'00" max

Contemporary curved Morso wood burning stove set in Caithness stone hearth and surround. Two radiators. Two deeply silled windows. Solid oak flooring. TV point and sky connection. Telephone point.

### Sun Room/Dining Room 3.35m x 3.04m 11'00" x 10'00"

Tile effect vinyl flooring. UPVC glazed door to garden. Radiator. Opening to kitchen.

### Kitchen 4.02m x 3.43m 13'02" x 11'03"

Fully fitted modern kitchen with work top space and splash back panelling. Built in single oven with four ring hob and extractor above. Integrated fridge freezer. Plumbing for washing machine. Double doors to large storage cupboard. Tile effect vinyl flooring. Window to side. Radiator.

### Hallway

Hatch access to the loft. Two radiators. Carpet. Two windows to front. Electrics to wall. Small storage cupboard.

### Bedroom 3 3.18m x 2.28m 10'05" x 7'05"

Carpet. Radiator. Window to rear. Telephone point.

### Bedroom 2 3.48m x 2.54m 11'05" x 8'04"

Sliding doors to built in wardrobe with hanging rail and shelf. Carpet. Window to rear. TV point. Radiator.

### Bathroom 2.92m x 2.28m 9'07" x 7'05"

P shaped shower bath with tiled surround, curved shower screen, wall mounted mixer tap and thermostatic shower above. Back to wall wash hand basin and WC set in attractive bathroom furniture and with tiled splash back. Shelves linen cupboard. Extractor. Window to rear. Radiator. Tiled laminate flooring.

### Master Bedroom 4.21m x 3.51m 13'10" x 11'06"

Window to front. Carpet. Radiator. TV point. Double sliding mirrored doors to built in wardrobe with hanging rail and shelf.

### En Suite 2.91m x 1.71m 9'07" x 5'07" max

Shower enclosure with wet wall panelling and thermostatic shower. WC with push top flush. Wash hand basin with mirror and glass shelf above. Partial tiling to walls. Spot light extractor. Radiator. Tile effect vinyl flooring. Window to rear.

### Garden

To the rear of the property is an attractive landscaped garden that is bounded with fencing and houses the oil tank, two timber sheds and area of lawn. An opening from the sun room offers direct access to the enclosed

paved patio which is bounded with dry stone walls and spotlight inserts. A paved pathway with side gate also offers pedestrian access from the side of the property.

### General Information

The floor coverings, curtains and blinds as fitted are included in the sale. The heating system was installed in December 2016. 25 year woodworm guarantee. Home Report available from [property@youngrob.co.uk](mailto:property@youngrob.co.uk).

### Council Tax

The subjects are in band. 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

E

### Postcode

KW12 6XT

### Entry

By arrangement.

### Viewing

By arrangement with our Thurso Office.

### Price

Fixed price £114,000 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, 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.*

