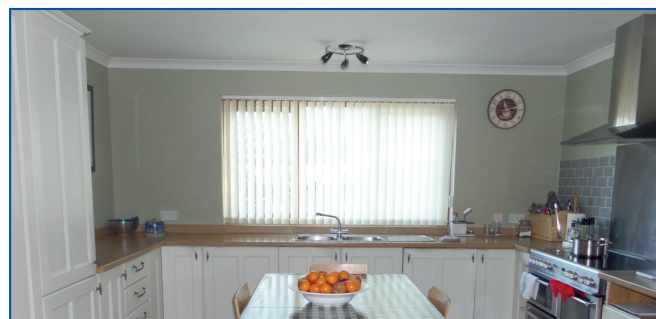




solicitors • estate agents

# Young Robertson & Co.



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## GLEN FORSA, SINCLAIR LANE, HALKIRK

Providing generous and spacious living accommodation, with commercial/development potential and opportunity, is this immaculately presented three bedroom detached bungalow with integral garage, external store and timber sheds. Situated in a quiet location within the village of Halkirk the property benefits from double glazing, oil central heating and solar panels which provide electricity. The bright and airy lounge enjoys floor to ceiling windows, sliding patio doors to the rear garden and hard wood flooring which continues through the opening to the stylishly fitted kitchen which offers access to the large utility room. The expansive master bedroom has fitted built in wardrobes and a contemporary fitted en-suite with wet room. There are two further bedrooms, one of which has built in fitted wardrobes and the roomy family bathroom has a five piece bathroom suite. The first floor has been lined out, and plaster boarded, providing a huge storage area and WC which would be ideal for further development subject to suitable planning consents. Currently the owners operate their business from the premises which would be available for sale subject to separate negotiation. Outside is ample parking for several cars, and an attractive front and fully enclosed rear garden with patio areas and pergola walkway. Making a desirable family home with business opportunity and in excellent walk-in condition throughout, viewing is highly recommended to appreciate all that this property offers.

**OFFERS OVER £175,000**

## Vestibule **1.79m x 1.30m 5'10" x 4'03"**

Partially uPVC front door. Sliding mirrored doors to cloak cupboard with shelving and hanging rail. Vinyl flooring. Glazed door to hallway.

## Hallway

Carpeted hallway with radiator and wall lights. Large shelved airing cupboard with radiator.

## Lounge **6.89m x 3.60m 22'07" x 11'09"**

Two floor to ceiling windows and double sliding patio doors with bespoke fitted blinds, offering views and access to the rear garden. Modern fireplace with electric stove effect fire insert. Hard wood flooring. TV point. Contemporary radiator. Archway to kitchen.

## Kitchen Diner **4.07m x 3.99m 13'04" x 13'01"**

Modern fully fitted kitchen with base level and larder units, work top space and splash back tiling. Double stainless steel sink unit with mixer tap and drainer. Leisure Cuisine Master 100 range cooker with stainless steel splash back and chimney hood. Integrated dishwasher and fridge. Window to front. Hard wood flooring. Contemporary fitted radiator.

## Utility Room **4.07m x 2.79m 13'04" x 9'02"**

Fully fitted with base and eye level units with work top space and splash back tiling. Stainless steel sink with mixer tap and drainer. Services for washing machine, space for dryer. Extractor. Window to front. Vinyl flooring.

## Master Bedroom **6.99m x 4.29m 22'11" x 14'01"**

Two windows to rear with views to the garden. Carpet. TV point & Telephone point. Radiator. Three sets of double doors to built in wardrobes with fitted shelving and hanging rails.

## En Suite **4.04m x 1.91m 13'03" x 6'03"**

Wash hand basin set in vanity unity with splash back tiling and mirrored bathroom cabinet above. WC with push top flush. Towel radiator. Opening to wet room with shower panel rain/water fall with jets and hand held shower. Wet wall, vinyl flooring. Spotlight. Two extractors.

## Bedroom 2 **4.09m x 3.10m 13'05" x 10'02"**

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

## Bedroom 3 **2.98m x 2.50m 9'09" x 8'02"**

Window to front. Carpet. Radiator.

## Bathroom **4.09m x 2.60m 13'04" x 8'06"**

Bath with corner tap. Corner shower enclosure with wet wall and triton electric shower. WC. Bidet. Wash hand basin with mixer tap, splash back, mirror and light above. Tiled flooring. Radiator. Window to front. Spotlights. Extractor.

## Garage **7.71m x 4.69m 25'03" x 15'04"**

The garage is fully lined out as presently used as office premises for the clients business. Partially glazed uPVC door to garden. Window to rear. Stairs to first floor.

## First Floor **13.20m x 4.56m 43'03" x 14'11"**

### Plus **8.30m x 2.88m 27'03" x 9'05"**

Expansive space consisting of two large rooms currently used as storage and incorporating an office area and WC. Ideal for development into further living accommodation subject to suitable planning consent.

## Garden

To the front of the property is a tarmacadam drive offering parking for several cars. The front garden is open plan in design with stone built wall, stone chips, occasional shrubs and young trees. The rear garden is fully enclosed and bounded with ranch style fencing and attractive pergola walkway. Decorative paving and patio areas with stone chips, shrubs, hedging and young trees. There are two timber sheds and the oil tank which is partially concealed by timber fencing. To the side of the property is a large store with power that extends to approximately 8.71m x 2.55m 28'07" x 8'04". Outside lighting and hose tap attachments.

## General Information

The owners also operate their business from the premises which may be available for sale subject to suitable planning consent. Further information available on request. The floor coverings, curtains and blinds as fitted are included in the sale. Home Report available from [property@youngrob.co.uk](mailto:property@youngrob.co.uk).

## Council Tax

The subjects are in band D. 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 6XR

## Entry

By arrangement.

## Viewing

By arrangement with our Thurso Office.

## Price

Offers over £175,000 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.*