

solicitors • estate agents

Young Robertson & Co.



29 TRAILL STREET
THURSO KW14 8EG
tel: 01847 896177
fax: 01847 896358
property@youngrob.co.uk
youngrob.co.uk

21 BRIDGE STREET
WICK KW1 4AJ
tel: 01955 605151
fax: 01955 602200
wick@youngrob.co.uk
youngrob.co.uk

20 SINCLAIR LANE, HALKIRK

Immaculately presented three bedroom detached bungalow with detached garage and workshop area. Situated in a quiet location within the village of Halkirk the property benefits from uPVC double glazing and oil central heating. Tastefully decorated throughout accommodation comprises lounge, modern fitted kitchen diner, well-appointed utility room, three bedrooms and contemporary fitted shower room. Outside the tarmac drive offers additional off-road parking and there is a front and fully enclosed rear garden with patio. With no onward charge and in walk in condition viewing is highly recommended.

OFFERS OVER £140,000

Vestibule **1.22m x 1.14m 4'00" x 3'08"**

Partially glazed uPVC front door. Carpet. Dado rail. Spotlight. Partially glazed door to hallway.

Hallway

L-shaped carpeted hallway. Cloak cupboard with coat hooks and shelf, also housing the electrics. Hatch access with ramsay ladder to the loft. Spotlights. Shelved airing cupboard.

Lounge **4.32m x 3.90m 14'02" x 12'09"**

Window to front. Carpet. Radiator. TV and telephone point. Dimmer switch. Spotlights.

Kitchen/Diner **3.51m x 3.19m 11'06" x 10'05"**

Partially glazed to kitchen. Fully fitted modern kitchen with several eye and base level units with work top space and splash back. Stoves fitted oven and fitted combination oven with four ring hob and extractor above. 1½ bowl sink with drainer. Integrated fridge. Tile effect laminate flooring. Window to rear. TV and telephone point. Radiator. Spotlights. Partially glazed to utility room.

Utility Room **3.19m x 1.74m 10'05" x 5'08"**

Fully fitted utility room with ample eye and base level units, work top space and partial splash back tiling. Stainless steel sink with mixer tap and drainer. Integrated freezer. Services for washing machine and space for tumble dryer. Tile effect laminate flooring. Radiator. Window to side. Partially glazed uPVC door to rear garden.

Shower Room **3.16m x 2.13m 10'05" x 6'11"**

Fully fitted contemporary shower room with attractive fitted bathroom furniture including a back to wall WC and fitted wash hand basin with mirror, light and shaver point above. Large shower enclosure with thermostatic shower. Walls fully lined with wet wall, ceiling lined with PVC panelling and spotlights. Towel radiator. Window to rear. Extractor.

Bedroom 1 **4.30m x 3.20m 14'01" x 10'06"**

Window to rear. Carpet. TV and telephone point. Radiator.

Bedroom 2 **3.89m x 3.27m 12'09" x 10'08"**

Window to front. Carpet. TV and telephone point. Radiator. Wall light. Door to built in wardrobe with hanging rail and shelf.

Bedroom 3 **2.84m x 2.31m 9'03" x 7'07"**

Window to front. Carpet. TV and telephone point. Radiator.

Garage **5.58m x 2.90m 18'03" x 9'06"**

5.60m x 3.01m 18'04" x 9'10"

Large garage however at present portioned into two separate areas. Window to side. Pedestrian door. Up and over door. Boiler. Electricity. Hatch with loft ladder to loft space offering excellent storage.

Garden

The tidy and well-presented front garden is laid mainly to lawn with a dry stone wall and fencing to the side. A tarmacadam drive leads to the garage and offers additional off-road parking. There is a paved pathway that leads to the front door and wraps around to the rear of the property. A low maintenance garden can be found to the rear which has stone chips, paved pathways and a paved patio area. Bordered with conifers creating natural privacy and shelter.

General Information

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

Council Tax

The subjects are in band C. 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

D

Postcode

KW12 6XS

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

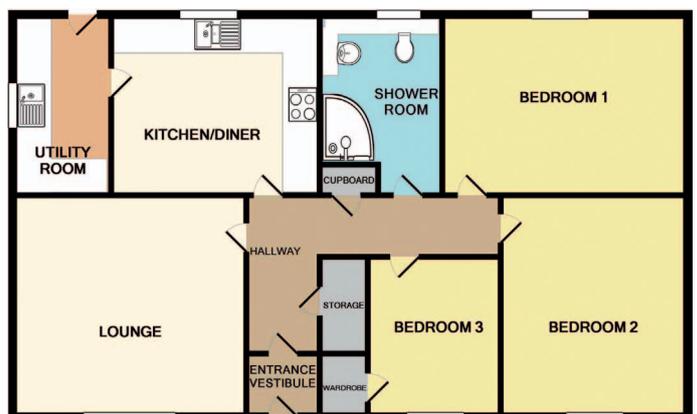
Offers Over £140,000 should be submitted to our Thurso Office.

Office Hours

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

Location

Halkirk is seven miles from Thurso and has local shopping facilities, sub-Post Office, hairdressers, garage, hotels and equestrian events which take place in the indoor arena. Within the village are the local doctor's surgery and Primary School. 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.