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20 HENRIETTA STREET, HALKIRK

Situated in a quiet cul-de-sac and only a short walk to the village centre and primary school is this two bedroom semi-detached property. Spread over two levels the property benefits from a full electric fired wet heating system and wood effect uPVC windows and doors. The ground floor accommodation comprises entrance vestibule, hallway, living room, kitchen diner, rear vestibule and WC. Upstairs is the landing, a study, two double bedrooms and a spacious shower room. Outside are low maintenance front and rear gardens with a monobloc driveway to the side for off-road parking. Offering well-proportioned accommodation throughout the property is in need of some cosmetic upgrading however would make an excellent home appealing perhaps the buy to let market, first time purchaser or small family. Viewing is highly recommended.

OFFERS OVER £65,000

Vestibule **1.80m x 1.46m 5'11" x 4'09"**

Partially glazed uPVC front door. Tiled flooring. Electrics to wall. 15 panel glazed door to hallway.

Hallway

Door to under stairs storage cupboard housing the boiler. Laminate flooring and carpeted stairs to first floor. Radiator. Spotlights. Telephone point.

Living Room **4.08m x 3.78m 13'04" x 12'05"**

15 panel glazed door from hallway. Open fire set in brick surround with Caithness stone hearth and mantle. Exposed flooring. Radiator. TV point. Window to front. Telephone point. Wall lights.

Kitchen/Diner **3.76m x 2.97m 12'04" x 9'09"**

15 panel glazed door from hallway. Fully fitted kitchen with various eye and base level units with work top space and splash back tiling. Integrated fridge. Space for cooker with stainless steel hob above. Space for washing machine and dishwasher. 1 ½ bowl stainless steel sink with drainer. Radiator. Laminate flooring. Window to rear.

Rear Vestibule **1.06m x 1.06m 3'05" x 3'05"**

15 panel glazed door from hallway. Partially glazed uPVC rear door. Vinyl flooring. Door to WC.

WC **1.05m x 0.66m 3'05" x 2'02"**

WC with push top flush. Vinyl flooring. Cloakroom wash hand basin. Extractor.

Landing

Window to side. Laminate flooring. Hatch access to the loft.

Study **1.79m x 1.43m 5'10" x 4'08"**

Window to front. Laminate flooring. Fitted shelving bracket to wall.

Bedroom 1 **3.79m x 3.58m 12'05" x 11'09" max**

Window to front. Folding door to airing cupboard with shelving and hot water tank. Exposed flooring. Radiator. TV and telephone point. Window to front.

Bedroom 2 **3.50m x 3.23m 11'05" x 10'07"**

Window to rear. Exposed flooring. TV point. Radiator.

Shower Room **2.34m x 1.94m 7'08" x 6'04"**

Corner disability shower enclosure with wet wall and electric shower. WC. Wash hand basin. Wood lined ceiling with spotlights. Extractor. Radiator. Window to rear. Mirror to wall. Vinyl flooring.

Garden

Low maintenance front and rear gardens with areas of paving, stone chips and occasional raised borders. A timber shed and greenhouse is also included in the sale. To the side of the property is a Monobloc drive offering off-road parking.

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

F

Postcode

KW12 6YB

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

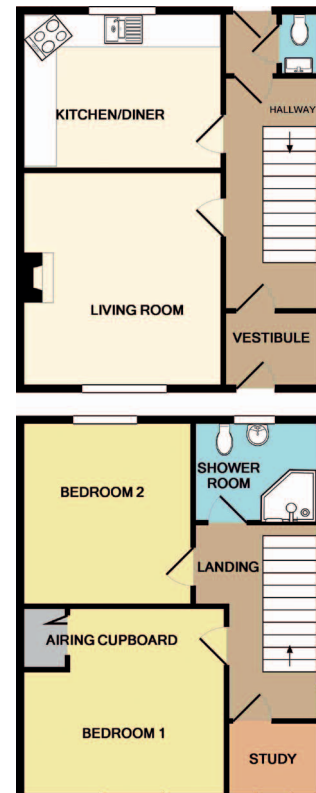
Offers over £65,000 should be submitted to our Thurso Office.

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.