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Young Robertson & Co.



11 BRAAL TERRACE, HALKIRK

Representing an ideal home for the first time buyer, young couple or small family is this two bedroom semi-detached property that is situated in a quiet residential area within the village of Halkirk. Close to the local primary school and village centre accommodation comprises entrance vestibule, hallway, lounge and kitchen diner to the ground floor. Upstairs is the landing, two bedrooms and bathroom to the first floor. A fitted staircase leads to the loft space which is fully floored with power and light, and two velux windows. The property benefits from electric heating and hard wood double glazing. Outside are attractive garden grounds with occasional trees and mature hedging which creates natural privacy and shelter. Bounded with traditional flagstones and timber fencing with timber shed and greenhouse also included in the sale.

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OFFERS OVER £70,000

Vestibule **1.90m x 0.86m 6'01" x 2'10"**

Storage heater. Coat hooks to wall. Dado rail.

Hallway

Carpet. Stairs to first floor. Storage heater. Dado rail. Spotlights. Telephone point. Dimmer switch.

Lounge **5.05m x 2.81m 16'07" x 9'03"**

Window to front. Carpet. Storage heater. Dimmer switch. Recessed alcove. Chimney with Caithness stone hearth. TV point.

Kitchen Diner **5.08m x 2.36m 16'08" x 7'09"**

Fully fitted kitchen with eye and base level units with worktop space and splash back tiling. 1½ bowl stainless steel sink with mixer tap and drainer. Services for washing machine. Double oven at eye level and four sing electric hob with extractor above. Space for fridge freezer. Partial wood lining to walls. Storage heater. Vinyl flooring. Partially glazed uPVC door to the garden. Window to rear with views to the garden. Electrics to wall.

Landing

Window to side. Carpet. Dado rail. Door offering access to fitted staircase which leads to the loft which makes excellent use of space. It is fully floored and carpeted and extends to approx. 6.3m x 4.3m with power and light and two velux windows.

Bathroom **4.97m x 1.75m 6'04" x 5'09"**

Wash hand basin. WC. Bath with wet wall and electric shower above. Partial wood lining with dado rail. Storage heater. Amtico vinyl flooring. Window to rear.

Bedroom 1 **5.08m x 2.36m 16'08" x 7'09"**

Two windows to front with partial views to surrounding countryside. Recessed wood lined area to over stairs. Carpet. Two sets of double louvre doors to built in wardrobes with overhead storage units. Picture rail.

Bedroom 2 **3.04m x 2.94m 10'00" x 9'08"**

Window to rear. Carpet. Double louvre doors to airing cupboard which is shelved and houses the hot water tank. Panel heater.

Garden

The front and rear garden is fully enclosed and laid mainly to grass with occasional mature trees and hedging which create natural privacy and shelter. Bounded with traditional Caithness Stone flags and fencing there is also a timber shed, greenhouse and drying area.



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

E

Postcode

KW12 6YN

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

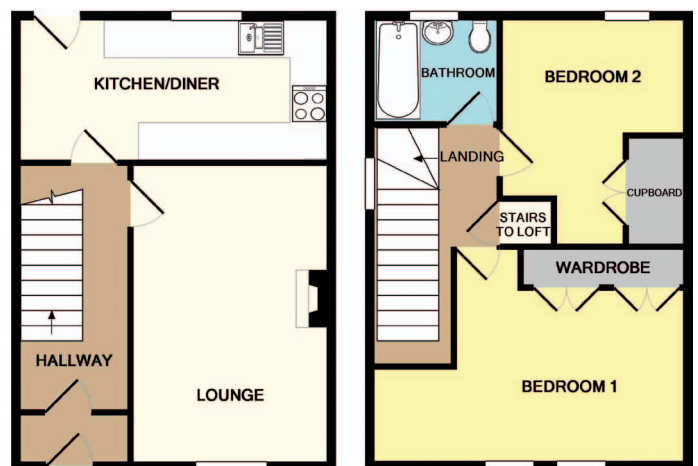
Offers Over £70,000 should be submitted to our Thurso Office.

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.