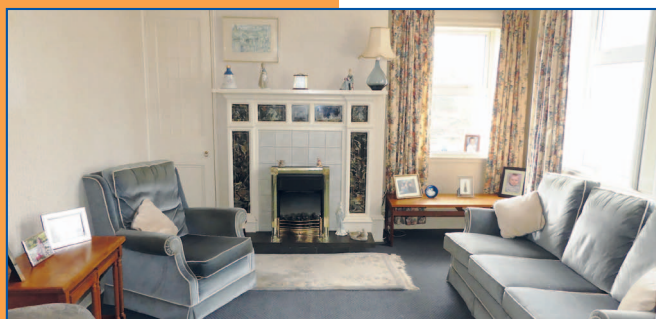




solicitors • estate agents

# Young Robertson & Co.



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## THE BUNGALOW, CRESCENT STREET, HALKIRK

Spacious four bedroom detached bungalow with extensive garden grounds, driveway and detached garage. Located in an elevated location overlooking the banks of the River Thurso the property benefits from predominantly uPVC double glazing, oil central heating and a cosy open fire to the kitchen/breakfast room. Offering many fine original features the property is only a short walk to the village centre and all its amenities. This generous property which is in need of some modernising offers spacious and bright accommodation and comprises front porch, hallway, living room, dining room, bathroom, kitchen/breakfast room, rear vestibule, inner hallway and four bedrooms. Outside are extensive garden grounds and a tarmac driveway offers off-road parking and leads to the large detached garage. Situated in a lovely setting quietly tucked off the council maintained road viewing is highly recommended.

**OFFERS OVER £150,000**

### Entrance Porch

**3.29m x 2.26m 10'9" x 7'5"**

UPVC glazed front door. Carpet. Wall lights. Electric panel heater. Glazed door with side panels to hallway. Partial views to the river.

### Hallway

Carpet. Wall lights. Two radiators.

### Living Room

**4.48m x 3.66m 14'8" x 12'0" max**

Double aspect windows. Raised Caithness stone hearth with decorative surround and electric fire insert. Carpet. TV point. Picture rail. Radiator. Recessed shelved storage cupboard.

### Dining Room

**4.81m x 3.69m 15'11" x 12'1" max**

Double aspect windows. Caithness stone raised hearth with electric fire insert. Recessed shelving. Carpet. Partial wood lining to gable end wall. Radiator.

### Kitchen/Breakfast Room

**5.44m x 4.56m 17'10" x 14'11" max**

Fitted eye and base level units with work top space and splash back. Stainless steel sink with mixer tap. Services for washing machine and dishwasher. Space for cooker and ample space for fridge. Vinyl flooring to kitchen area. Open fire with tiled surround to dining area which is fitted with carpet and offers ample space for table and chairs. Fitted recessed shelving and storage cupboards. Two windows. Partial wood lining to walls. Radiator.

### Rear Vestibule

**1.69m x 0.82m 5'6" x 2'8"**

Boiler. Fitted shelving. Partially glazed uPVC door to garden. Vinyl flooring.

### Bedroom 4

**3.75m x 2.14m 12'03" x 7'0" max**

Window to side. Carpet. Radiator. Sliding doors to built in wardrobe with hanging rail, shelving and overhead storage. Dimmer switch.

### Bedroom 2

**3.83m x 3.01m 12'06" x 9'10"**

Window to side. Carpet. Radiator.

### Bathroom

**3.37m x 1.97m 11'00" x 6'05"**

Bath. WC. Wash hand basin. Shower enclosure with wet wall panelling. Vinyl flooring Radiator. Wall lights. Mirror and shelving brackets to wall. Hatch access to the loft which has floored walkway.

### Inner Hallway

L-shaped carpeted inner hallway with glazed panel to bedroom 3.

### Bedroom 3

**5.53m x 2.81m 18'2" X 9'2" max**

Three fitted wardrobes and drawer unit and overhead storage units. Window to rear. Carpet. Radiator. Telephone point.

### Bedroom 1

**4.04m x 3.39m 13'3" x 10'11"**

Window to side. Carpet. Radiator. Telephone point.

### Garden

The property is surrounded by extensive garden grounds that are laid mainly to lawn with attractive borders, mature hedges and trees. A tarmac driveway leads to the garage and offers off-road parking.

### Garage

A detached rudimentary garage/workshop is provided. This is of mixed masonry construction, light weight timber roof and box profile sheeting over. With up and over door, pedestrian access to side and windows.

### General Information

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

E

### Postcode

KW12 6XN

### Entry

By arrangement.

### Viewing

By arrangement with our Thurso Office.

### Price

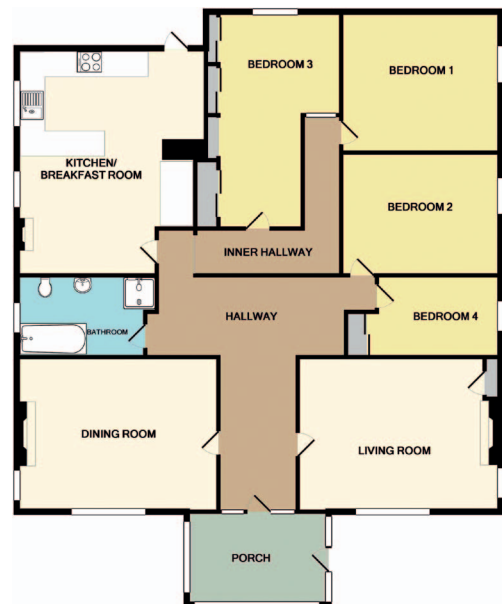
Offers over £150,000 should be submitted to our Thurso Office.

### 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, 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.*