



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

caithnessproperty.co.uk 

THE HERON, CRESCENT STREET, HALKIRK

Offering superb uninterrupted views to Thurso river is this well-appointed, four bedroom individually designed one and a half storey detached dwelling with integral garage. Set in an elevated location on a plot that extends to approximately 0.6 acres the property offers many pleasing features and benefits from uPVC double glazed windows and doors and oil central heating. With exceptional and spacious accommodation throughout the living room enjoys double aspect windows and patio doors that open out onto a large area of decking enjoying fabulous views. There is a contemporary fitted kitchen diner which offers access to the utility room, first floor and inner lobby where you can find a spacious luxurious fitted bathroom and two double bedrooms, one of which has fitted wardrobes. Upstairs is the master bedroom with modern fitted en-suite shower room and walk in wardrobe, landing with a large airing cupboard and further large bedroom which has concealed plumbing for an additional en suite if desired. With timber shed, wrap around raised decking, occasional raised flower beds and decorative stone chippings with paving the fantastic garden grounds will delight the keen gardener. Only a short walk to the villages amenities, and within comfortable commuting distance to Thurso and Wick viewing is highly recommended.

OFFERS IN THE REGION OF £230,000

Vestibule

2.61m x 1.36m 8'7" x 4'5"

Glazed uPVC front door. Solid oak flooring. Window to side. Partially glazed door to kitchen diner.

Kitchen/Diner

4.62m x 4.52m 15'2" x 14'10" max

Modern fitted kitchen with various eye and base level units with work top space and splash back. Carron phoenix sink with mixer tap and drainer. Fitted integral double oven and hob with stainless steel extractor above. Integrated Bosch dishwasher. Space for American fridge freezer. Spotlights. Solid oak flooring. Radiator. Window to front. Ample space for table and chairs. Stairs to first floor.

Living Room

6.11m x 3.76m 20' x 12'4"

Double patio door to decking outside. Two windows to front and window to side. Carpet. Fitted oak shelving with partial Caithness stone shelving. Telephone point. Wall lights. TV and telephone point. Three radiators. Spotlights.

Utility Room

2.41m x 1.83m 6' x 7'10"

Fitted eye and base level units with work top space and splash back. Stainless steel sink with mixer tap and drainer. Extractor. Solid oak flooring. Glazed door to garden.

Inner Hallway

Carpet. Radiator. Door to under stairs storage cupboard offering excellent storage and housing the electrics.

Bathroom

3.33m x 1.99m 10'11" x 6'6"

Tiled surround with large oval drop in tub, wall mounted tap and controls, and thermostatic shower above. Feature basin set on fitted oak vanity unit with work top space, mirror with spotlights surround and shaver point above. Back to wall WC. Recessed shelf. Window to rear. Towel radiator. Vinyl flooring. Spotlights and extractor.

Bedroom 4

3.81m x 2.95m 12'6" x 9'8"

Window to rear. Carpet. Radiator.

Bedroom 3

5.02m x 2.94m 16'6" x 9'8" max

Double doors to wardrobe with fitted shelving and hanging rail. Carpet. Window to front. Radiator.

Landing

Carpet. Radiator. Velux window. Large airing cupboard housing the hot water tank and hatch access to the loft.

Bedroom 2

6.85m x 5.96m 22'6" x 19'6" max

Double aspect windows. Carpet. TV point. Spotlights. Radiator. This large room was designed to allow the additional of an en-suite – plumbing (concealed) and towel radiator are in place.

Bedroom 1

5.96m x 4.47m 19'6" x 14'7"

Window to rear. Two velux windows. Carpet. TV point. Recessed shelving. Radiator. Spotlights. Large walk in wardrobe (2.39m x 1.44m/7'10" x 4'9") with carpeted flooring, fitted shelving, drawer units and hanging rail.

En Suite

2.90m x 2.39m 9'6" x 7'10"

Walk in shower with curved screen and thermostatic shower. Wash hand basin with illuminated mirror above. WC with push top flush. Towel radiator. Vinyl flooring. Recessed shelving and storage. Window to side. Spotlights. Partial tiling to walls. Extractor.

Garage

6.01m x 3.20m 19'8" x 10'9"

Up and over door. Boiler. Power and water. Window to rear. Fitted storage units. Tarmac gated drive offers off road parking.

Garden

The house and extensive garden grounds extend to approximately 0.6 acres. Bounded with fencing and walls the rear garden is laid mainly to lawn which extends to the banks of the river. Attractive decking wraps around the side and rear of the property from where one can enjoy the fabulous views. The front and side gardens are laid with stone chippings and decorative paving with raised flower beds.

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 E. 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 6XN

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers in the Region of £230,000 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.