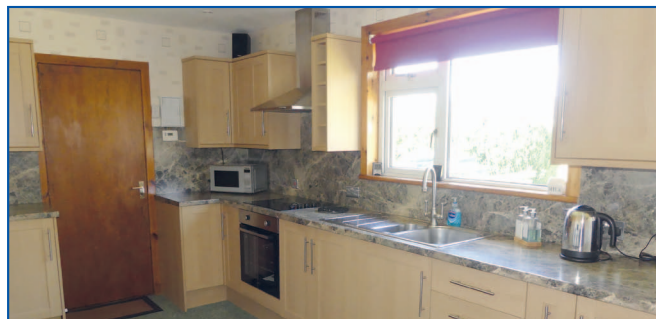


solicitors • estate agents

# Young Robertson & Co.



**29 TRAILL STREET  
THURSO KW14 8EG**  
tel: 01847 896177  
fax: 01847 896358  
[property@youngrob.co.uk](mailto:property@youngrob.co.uk)  
[youngrob.co.uk](http://youngrob.co.uk)

**21 BRIDGE STREET  
WICK KW1 4AJ**  
tel: 01955 605151  
fax: 01955 602200  
[wick@youngrob.co.uk](mailto:wick@youngrob.co.uk)  
[youngrob.co.uk](http://youngrob.co.uk)

## HARLAND, 81B GEORGE STREET, HALKIRK

Quietly tucked away is this well-presented two bedroom detached bungalow with integral garage that is within comfortable walking distance to all the villages amenities. Suiting a variety of potential purchasers including the young and the retiree, the property benefits from oil central heating and uPVC double glazed windows and doors. With bright and well-proportioned rooms the property enjoys a spacious bright lounge, modern fitted kitchen diner with convenient utility room that offers access to the garage. There is a good sized shower room and two double bedrooms off the hallway. Outside the gardens, which are laid mainly to lawn, surround the property and include two timber sheds. The gated tarmac driveway provides ample space for parking for a number of vehicles. The property enjoys opens views to the front and rear off the property to the surrounding fields. Offering ample space for further development is required viewing is highly recommended to appreciate all this property offers.

**OFFERS OVER £130,000**

### Vestibule

**1.17m x 1.08m 3'10" x 3'6"**

Glazed uPVC front door with side panel. Tile effect laminate flooring. Coat hooks to wall. Glazed door to hallway.

### Hallway

L-shaped carpeted hallway. Radiator. Hatch access to the loft. Spotlights. Shelved storage cupboard.

### Living Room

**5.11m x 3.60m 16'9" x 11'9"**

Large picture window to front. Carpet. Radiator. Two TV points.

### Kitchen/Diner

**5.11m x 2.88m 16'9" x 9'5"**

Modern fitted kitchen with various soft close eye and base level units. Work top space and splash back. Fitted oven with four ring hob and extractor. Integrated fridge. Radiator. Carpet. Window to rear. TV point. Spotlights. Partially glazed uPVC door to garden.

### Utility Room

**4.82m x 1.35m 15'10" x 4'5" max**

Two steps down from kitchen to utility room. Ample fitted work top space with base level below. Services for washing machine. Space for tumble dryer. Boiler. Window to rear. Spotlights. Clothes pulley to ceiling. Radiator. Ample space for fridge freezer. Carpet. Door to garage.

### Bedroom 1

**4.51m x 2.64m 14'9" x 8'8"**

Sliding double doors to built in wardrobe with hanging rail and shelf. Carpet. Window to front. Radiator. Spotlights. TV point.

### Bedroom 2

**3.30m x 3.09m 10'9" x 10'1"**

Sliding double doors to built in wardrobe with hanging rail and shelf. Carpet. Window to rear. Radiator. Spotlights. TV point.

### Shower Room

**2.37m x 1.87m 7'9" x 6'1"**

Wash hand basin with mirror above. Shaver point. WC with push top flush. Disability shower enclosure with electric Mira shower. Extractor. Wet wall to walls. Vinyl flooring. Window to rear. Radiator.

### Garage

**4.86m x 4.75m 15'11" x 15'7" max**

Up and over door. Fitted workshop area. Power and water.

### Garden

The large garden is laid mainly to grass and bordered with mature leylandii trees creating natural privacy and shelter. Two timber sheds and the oil tank can also be found. There is a gated sweeping tarmac driveway offering parking for several cars.

### 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 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

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### Postcode

KW12 6YE

### Entry

By arrangement.

### Viewing

By arrangement with our Thurso Office.

### Price

Offers Over £130,000 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.*

