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Young Robertson & Co.



13 BRAAL TERRACE, HALKIRK

This two bedroom terraced property is situated in a quiet residential area within the village of Halkirk. Benefitting from oil central heating, timber double glazing and uPVC external doors the property is close to the local primary school and village centre and will perhaps appeal to the first time purchaser, young couple or small family. Accommodation comprises hallway, living room and kitchen diner to the ground floor. To the first floor are two double bedrooms and the bathroom. The landing offers hatch access to the loft which is fully floored with power and light making excellent use of space. There is a small walled garden to the front which is laid to grass, and a fully enclosed garden with timber shed to the rear also laid to grass, incorporating the oil tank and bounded with ranch style fencing. With no onward chain and in walk in condition viewing is recommended.

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OFFERS OVER £63,000

Hallway

Glazed uPVC front door. Radiator. Laminate flooring. Carpeted stairs to first floor with large storage cupboard below. Spotlights. Two 15 panel glazed doors to the living room and kitchen.

Living Room

4.250m x 3.43m 14'9" x 11'3"

Marble fireplace with wooden mantle and electric fire insert. Dimmer switch. TV point. Decorative recessed alcove with glass shelving and light. Two radiators. Laminate flooring. Window to front.



Kitchen/Diner

5.40m x 2.28m 17'8" x 7'6"

Fitted kitchen with various eye and base level units with work top space and splash back tiling. Stainless steel sink with mixer tap and drainer. Space for cooker and fridge. Services for washing machine. Boiler. Radiator. Wood effect vinyl flooring. Window to rear with views to the garden. External glazed uPVC door to garden. Ample space for tumble dryer and table and chairs.



Landing

Hatch access with ramsay to the loft which makes excellent use of space. Carpet.

Bedroom 1

4.39m x 3.30m 14'5" x 10'10"

Window to front. Carpet. Radiator. Large shelved storage cupboard.

Bedroom 2

3.49m x 3.39m 11'5" x 11'1" max

Window to rear with views to the garden. Carpet. Radiator. Shelved airing cupboard housing the hot water tank.

Bathroom

1.90m x 1.71m 6'2" x 5'7"

Disability shower enclosure with mira electric shower. WC with push top flush. Wash hand basin. Wet wall. Extractor. Radiator. Vinyl flooring. Window to rear.

Garden

A shared mutual pathway leads to the front door. There is a small walled garden laid to grass to the front. The rear garden is also laid mainly to grass and is bounded with ranch style fencing. Timber shed. Oil tank.

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

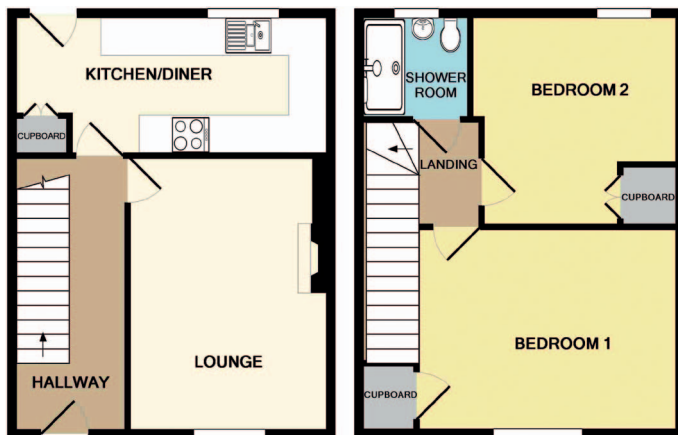
Offers Over £63,000 should be submitted to our Thurso Office.

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.