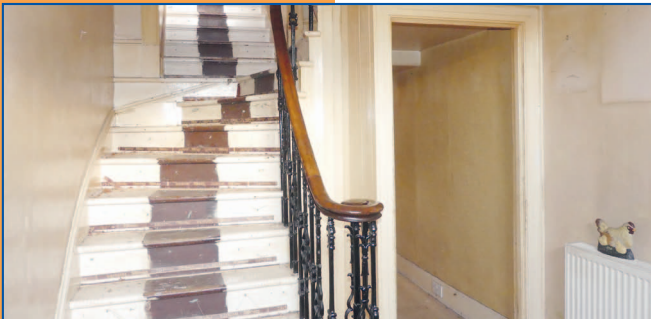




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# Young Robertson & Co.



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## THE OLD SCHOOLHOUSE, SINCLAIR STREET, HALKIRK

This attractive traditionally built property with detached garage was built approximately 150 years ago and retains many beautiful original features including ornate cornicing, high ceilings, tall skirting boards and an impressive split level staircase. New doors and windows were fitted in 2011, and also a new oil central heating system in 2017, however additionally the property does require extensive upgrading and modernisation. Accommodation comprises entrance hallway, which offers access to the lounge, dining room, rear hallway and stairs to first floor. Leading on from the rear hallway is the large kitchen diner, pantry and side porch. Upstairs are four bedrooms and a good sized bathroom. Outside is a large fully enclosed garden, currently overgrown with occasional trees and bounded with dry stone walls and the neighbouring property. Being close to the heart of the village and offering the potential to make an excellent family home viewing is highly recommended.

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**OFFERS OVER £115,000**

### **Entrance Hallway** 4.47m x 2.42m 14'8" x 7'11" max

UPVC front door with transom above. Vinyl flooring. Opening to rear hallway. Radiator. Telephone point. Stairs to first floor. Opening to rear hallway.

### **Living Room** 4.47m x 3.80m 14'8" x 12'5"

Double aspect windows. Open fireplace with tiled surround and wooden mantle. Shelved recess housing the electrics. Exposed original timber flooring. Radiator. TV point.

### **Dining Room** 4.47m x 3.22m 14'8" x 10'7"

Window to front. Exposed original timber flooring. Shelved recess.

### **Rear Hallway**

L shaped hallway with vinyl flooring. Door to under stairs cupboard. Coat hooks. UPVC door with transom above to side porch.

### **Side Porch** 2.03m x 1.58m 6'8" x 5'2"

Glazed uPVC external door. Wood effect vinyl flooring. Exposed stone walls. Windows to rear and side with views to the garden.

### **Kitchen/Diner** 4.17m x 3.99m 13'8" x 13'1"

Fitted eye and base level units with work top space. Space for cooker, fridge freezer and dishwasher. Services for washing machine. Recessed storage units. Double aspect windows, one of which has storage below. Vinyl flooring. Door to large pantry.

### **Pantry** 1.93m x 14.46m 6'4" x 4'9"

Shelved pantry with window to side and flagstone flooring. This room would be ideal for a utility room.

### **Landing**

Split level landing with staircase to the front and rear of the property. Window to side and front. Exposed original timber flooring.

### **Bedroom 3** 4.14m x 3.32m 13'7" x 10'11"

Double aspect windows. Radiator. Exposed original timber flooring. Recessed shelving.

### **Bathroom** 3.02m x 2.06m 9'11" x 6'9"

Bath with shower tap attachment. Wash hand basin. WC. Window to side. Radiator. Exposed original timber flooring. Large shelved storage cupboard. Hatch access to the loft.

### **Bedroom 4** 2.40m x 1.75m 7'10" x 5'9"

Telephone point. Window to front. Exposed original timber flooring.

### **Bedroom 1** 4.47m x 3.80m 14'8" x 12'5"

Exposed original timber flooring. Window to front. Radiator. Telephone point.

### **Bedroom 2** 4.47m x 3.21m 14'8" x 10'6"

Exposed original timber flooring. Window to front. Radiator.

### **Garden**

There is a large enclosed garden bounded with dry stone walls and the neighbouring building. Over grown at present with occasional tress and a lean to outbuilding and oil tank.

### **Garage**

Block built detached garage with pitch roof and up and over door.

### **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**

E

### **Postcode**

KW12 6XP

### **Entry**

By arrangement.

### **Viewing**

By arrangement with our Thurso Office.

### **Price**

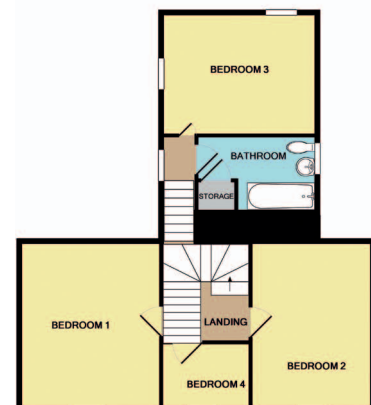
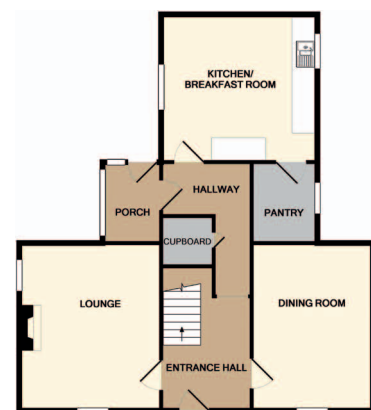
Offers over £115,000 should be submitted to our Thurso Office.

### **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.*