

solicitors • estate agents

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## THE COTTAGE, SINCLAIR STREET, HALKIRK

This two bedroom detached cottage is conveniently located close to the centre of Halkirk. Benefitting from double glazed timber glazing the property has an open fire to the living room and partial electric heating. Freshly painted throughout accommodation comprises front porch, hallway, kitchen with newly installed white gloss units, living room and contemporary fitted shower room. Upstairs from the landing are two double bedrooms. There is a rear garden that is laid to grass with occasional trees. Making an excellent home for the first time purchaser or buy to let market viewing is highly recommended.

**OFFERS OVER £65,000**

### **Porch** **1.67m x 0.95m 5'6" x 3'1"**

Partially glazed timber front door. Vinyl flooring. Glazed uPVC door to hallway.

### **Hallway**

Under stairs storage cupboard offering excellent storage. Stairs to first floor.

### **Living Room** **3.62m x 2.93m 11'10" x 9'7"**

Glazed door to living room. Open fire with Fyfe stone surround, Caithness stone hearth and wooden mantle. Deeply silled window to front. TV and telephone point.

### **Kitchen** **3.64m x 2.57m 11'11" x 8'5"**

Modern fitted kitchen units consisting of base and eye level white gloss units. Stainless steel sink. Space for cooker and fridge, services for washing machine. Electrics to wall. Shelved pantry cupboard. Window to front.

### **Shower Room** **2.64m x 1.83m 8'8" x 6' max**

Contemporary fitted bathroom with large walk in shower, wet wall and electric shower. WC with push top flush. Vanity unit with wash fitted hand basin and mixer tap. Partial tiling to walls. Panel heater. Dimplex mounted fan heater. Vinyl flooring. Window to rear.

### **Landing**

Roof window to front. Large storage cupboard with shelving. Panel heater.

### **Bedroom 1** **4.07m x 2.89m 13'4" x 9'6"**

Two roof windows to front. Two access doors to the eaves. Door to fitted cupboard with hanging rail and shelving. Panel heater. Telephone point.

### **Bedroom 2** **3.47m x 2.90m 11'4" x 9'6"**

Two roof windows to front. One access door to the eaves. Door to fitted cupboard with hanging rail and shelving. Panel heater.

### **Garden**

To the rear is a garden that is laid to grass with occasional trees.

### **General Information**

The floor coverings 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 B. 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 6XT

### **Entry**

By arrangement.

### **Viewing**

By arrangement with our Thurso Office.

### **Price**

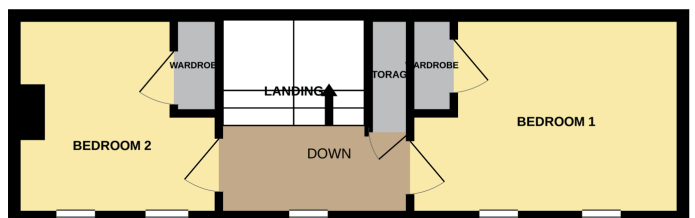
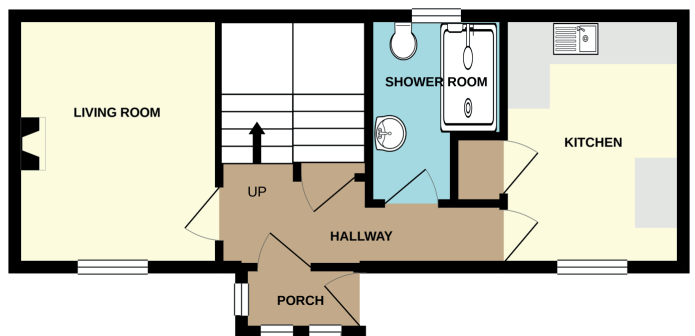
Offers Over £65,000 should be submitted to our Thurso Office.

### **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.*