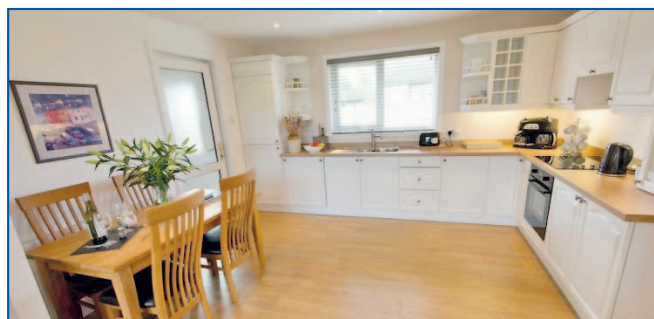
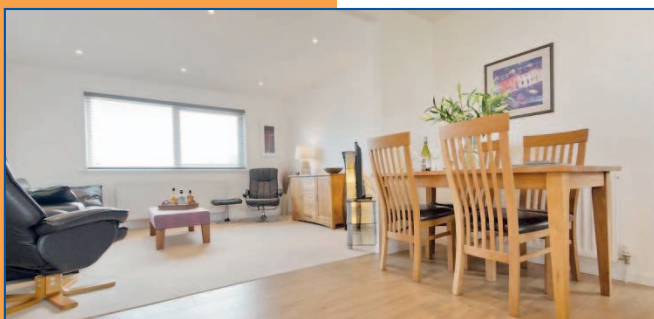




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NO. 2 THE MEADOWS, CHURCH STREET, HALKIRK

Immaculately presented three bedroom detached bungalow which is quietly tucked away within a small cul-de-sac off Church Street. With no onward chain, and in walk in condition, the property is decorated in neutral tones and benefits from oil central heating and UPVC double glazing. Bright and spacious throughout accommodation comprises hallway, open plan living room/kitchen diner, rear vestibule and utility room. There is a large master bedroom with contemporary en suite bathroom and two further good sized double rooms and modern fitted shower room. The garden grounds are laid to grass to the front, side and rear and also incorporate a patio area, raised decked platform and timber shed to the side. A stone chipped drive to the front of the property offers off-road parking for three cars. In walk in condition and with no onward chain viewing is highly recommended to fully appreciate all this property offers.

OFFERS OVER £165,000

Hall **3.69m x 1.88m 12'1" x 6'2" max**

Glazed uPVC front door. Fitted carpet. Radiator. Ceiling access with Ramsay ladder to attic which is floored, has velux window and offers excellent storage. Airing cupboard.

Living Room/Kitchen/Diner

7.20m x 4.41m 23'7" x 13'7"

Attractive open plan room with window to front and rear. Fitted carpet to living area, laminate flooring to kitchen/dining area. TV and telephone point. Spotlights. Two radiators. Fitted kitchen comprising eye and base level units with work top space and splash back. Fitted four plate electric hob with oven below. Integrated fridge/freezer. . Stainless steel sink with mixer tap and drainer. Glazed door to rear vestibule.

Rear Vestibule **2.32m x 1.68m 7'7" x 5'6"**

Coat hooks to wall. UPVC rear door to garden. Carpet.

Utility Room **3m x 1.53m 9'10" x 5'**

Fitted base level units with work top space. Window to rear. Services for wash machine, space for tumble dryer and fridge freezer. Vinyl flooring.

Master Bedroom **5.12m x 4.68m 16'9" x 15'3"max**

Window to front. Carpet. Radiator. Hatch access to loft. Spotlights.

En Suite **2.97m x 2.31m 9'9" x 7'7"**

Double ended bath with boxed tiled surround and centred mixer tap. Quadrant shower enclosure with wet wall and dual head thermostatic shower. WC with push top flush. Wash hand basin with shaver point and illuminated mirror above. Contemporary fitted tiling. Towel radiator. Spotlights.

Bedroom 2 **3.60m x 3.38m 11'9" x 11'1"**

Neutral fitted carpet. Front facing window. Radiator. TV point. Fitted wardrobe with hanging rail and shelf.

Bedroom 3 **3.49m x 3.38m 11'5" x 11'1"**

Neutral fitted carpet. Radiator. Rear facing window.

Shower Room **2.49m x 1.87m 8'2" x 6'1" max**

Quadrant shower enclosure with wet wall and thermostatic shower. WC with push top flush. Wah hand basin with mixer tap. Contemporary fitted tiling. Towel radiator. Laminate flooring. Wall hung bathroom cabinet. Window to rear.

Gardens

The property is set in a garden to the front, side and rear, laid to grass with a paved patio area. Garden shed approximately 8 x 6. To the front is off road parking for two vehicles.

General Information

The carpets, curtains and blinds as fitted are included in the sale. Some items of furniture may be available under separate negotiation. Home Report available from 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

C

Postcode

KW12 6XH

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

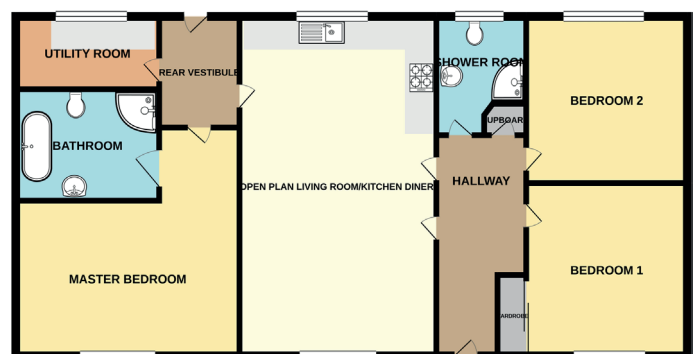
Offers Over £165,000 should be submitted to our Thurso Office.

Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.

Location

Halkirk is seven miles from Thurso and has local shopping facilities, sub-Post Office, hairdressers, garage, hotels and equestrian events which take place in the indoor arena. Within the village are the local doctor's surgery, dance school and Primary School. 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.