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CARDROSS, CAMILLA STREET, HALKIRK

This attractive south facing two bedroom detached property with attached garage is situated in the popular village of Halkirk. Within walking distance to the village's amenities the property benefits from UPVC double glazing and electric central heating. Accommodation comprises entrance vestibule, hallway, living room, kitchen diner, side porch, bathroom and two double bedrooms. Outside is an attractive garden and off road parking area. In walk in condition and with no onward chain the property is likely to appeal to the retiree, first time purchaser or small family.

OFFERS OVER £115,000

Entrance Vestibule 1.29m x 0.89m 4'2" x 2'11"

Partially glazed uPVC entrance door. 15 panel glazed door to hallway. Wood effect vinyl flooring.

Hallway 3.60m x 2.13m 11'09" x 7'00"

L shaped hallway. Storage radiator. Hatch access to loft. Dado rail. Coat hooks to wall. Telephone point.

Lounge 4.55m x 3.61m 14'11" x 11'10"

15 panel door to hallway. Electric stove with marble effect surround, wood mantle and Caithness stone hearth. Fitted carpet. Storage radiator. Two T.V points. Window to front. Dado rail. Telephone point.

Kitchen 4.55m x 3.18m 14'11" x 10'05"

15 panel door to kitchen. Fully fitted modern Beech kitchen with various base and walls units with work top space and splash back panelling. Services for washing machine and dishwasher. Space for fridge freezer. 1.5 bowl stainless steel sink with drainer. Stainless steel oven with 4 ring hob and extractor above. Storage radiator. Window to rear. Vinyl flooring. Shelved airing cupboard housing the hot water tank. Partially glazed door to porch.

Porch 2.02m x 1.03m 6'07" x 3'04"

UPVC porch with wood effect vinyl flooring. UPVC door to garden.

Bathroom 2.17m x 2.16m 7'01" x 7'01"

Three piece bathroom suite in white, comprising wash hand basin with pedestal, W.C and bath. Bath with Mira sport shower above with bi-fold shower screen. Fitted vinyl flooring. Window to rear. Wall mounted dimplex fan heater.

Bedroom 1 4.28m x 3.34m 13'11" x 11'10"

Window to front. Carpet. Storage radiator.

Bedroom 2 11'04" x 11'00" 3.47m x 3.36m

Window to side. Carpet. Storage radiator.

Garden

The property is bounded with a combination of traditional flag stone and dry stone walls, ranch style fencing and block built walls. Mainly stone chipped with occasional shrubs, paved path and area of lawn with drying facilities. Outside tap.

Garage 5.37m x 2.70m 17'07" x 8'10"

Block built attached garage to side with window, pedestrian access door and up and over door.

General Information

The carpets and curtains as fitted are included in the sale. Home Report available from property@youngrob.co.uk

Council Tax

The subjects are in band C. The Council Tax Band

may be re-assessed by the Highland Council Board when the property is sold. This may result in the Band being altered.

Postcode

KW12 6YQ

Entry

By arrangement.

EPC

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Viewing

By arrangement with our Thurso Office.

Price

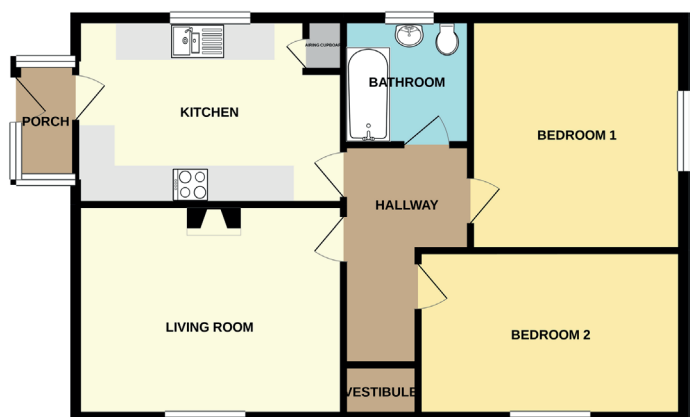
Offers Over £115,000 should be submitted to our Thurso Office.

Office Hours

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

Location

Halkirk 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 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.