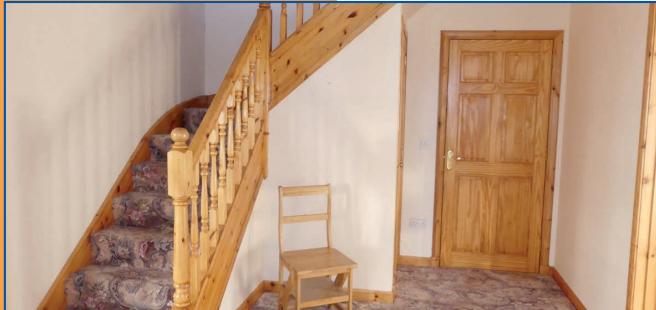


solicitors • estate agents

Young Robertson & Co.



ACHIES PARK, HARPSDALE, HALKIRK

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An excellent opportunity to purchase this spacious two storey property which is set within 11.2 acres (4.55 hectares) of land. A long and sweepingarmacadam drive leads up to the property and offers ample turning areas and parking for several cars. With four double bedrooms the property boasts well proportioned rooms and was constructed approximately 14 years ago. Enjoying fabulous far-reaching countryside views with, Scaraben, Maiden Pap and Morven on the horizon the property benefits from uPVC double glazed windows and doors and a ground source heat pump supplies under floor heating to the ground floor and radiators to the first floor. With a flexible and substantial layout excellent storage is provided and accommodation comprises entrance vestibule, hallway with attractive staircase to the first floor and large living room with double aspect windows. There is a bright and airy kitchen/dining/family room with fully fitted attractive kitchen, patio doors to the side and five windows. The rear lobby offers an exit door to the garden, and access to the shower room and utility room, which leads onto the boot room. From here a door leads to the heat pump room which in turn leads into the double garage. Upstairs off the generous landing is a convenient linen room, bathroom, and master bedroom with ensuite shower room, and three further double bedrooms. Outside is a paved patio to the front of the house, and the garden warps around the property with pathways leading into the surrounding woodlands which is likely to appeal to the keen gardener, and will be a particular highlight of this property. Only a short distance from Halkirk with its local amenities, including nursery and primary school, transport is provided to the high school in nearby Thurso. An excellent property for the growing or extended family viewing is highly recommended.

OFFERS OVER £330,000

Vestibule

3.19m x 1.41m 10'5" x 4'7"

Partially glazed uPVC front door with glazed side panels. Vinyl flooring. 15 panel glazed door with side glazed panels to hallway.

Hallway

Open plan staircase to first floor. Under stairs storage cupboard housing under floor heating elements.

Living Room

5.3m x 4.19m 17'4" x 13'9"

15 panel glazed door from hallway. TV and telephone point. Window to front and side.

Kitchen/Diner/Family Room

Modern fitted kitchen with various eye and base level units, work top space and upstand. Fitted breakfast bar. Fitted electric oven with hob, and extractor above and stainless-steel splash back. Stainless steel sink with mixer tap and double drainer. Integrated fridge freezer. Laminate flooring. Double patio doors to side. Five windows. Spotlights. 2 TV points and telephone point. Ample space for table and chairs.

Rear Lobby

5.01m x 6.01m 16'5" x 6'1"

Wood effect vinyl flooring. Partially glazed uPVC door and window to rear. Large built in cloak cupboard.

Shower Room

2.4m x 2.11m 4'10" x 6'11"

Quadrant shower enclosure with wet wall and electric shower. WC with push top flush. Wash hand basin with mixer tap. Bidet. Window to side. Extractor. Wood effect vinyl flooring.

Utility Room

4.21m x 2.41m 13'9" x 7'11"

Fitted work top space with stainless steel sink, mixer tap and drainer and double unit below. Services for washing machine. Fitted shelving. Painted concrete flooring.

Boot Room

4.21m x 2.61m 13'9" x 8'6" max

Double aspect windows. Coat hooks to wall. Large cupboard housing hot water system. Painted concrete flooring.

Heat Pump Room

2.57m x 2.29m 8'5" x 7'6"

Heat pump system. Vinyl flooring. Door to garage.

Landing

Twin velux windows to front. Carpet. Hatch offering access to the eaves. Two radiators. Fitted wall light.

Master Bedroom 1

4.23m x 4.13m 13'10" x 13'6"

Window to front. Carpet. TV and telephone point.

En Suite

2.58m x 1.8m 8'5" x 5'10"

Corner shower enclosure with wet wall and electric shower. Wash hand basin with mixer tap. Shaver point. WC with push top flush. Carpet. Radiator. Window to side. Extractor.

Bedroom 2

4.8m x 4.22m 15'9" x 13'10"

Window to rear. Carpet. TV point. Door to large built-in wardrobe. Radiator.

Bedroom 3

4.21m x 3.61m 13'10" x 11'10"

Window to rear. Carpet. TV point. Radiator.

Bedroom 4

4.20m x 3.81m 13'9" x 12'6"

Window to front. Vinyl flooring. TV point. Radiator.

Linen Cupboard

2.6 x 1.51m 8'6" x 4'11"

Fitted shelving. Carpet. Radiator.

Bathroom

2.61m x 2.31m 8'6" x 7'

Bath with shower tap attachment. Wash hand basin with mixer tap. WC with push top flush. Shaver point. Radiator. Window to side. Carpet. Extractor.

Double Garage

6.65m x 5.52m 21'8" x 18'1"

Two roll top electric doors. Double aspect windows. Hatch access to the loft. Power. Coat hooks to wall. Fitted shelving.

Garden

The property is surrounded by expansive garden grounds that surround the

property. Laid to grass with occasional trees with grass pathways leading into the adjacent woodlands. A paved patio can be found to the front of the property. Ramp access is available to the rear door. A long sweeping tarmac drive leads up to the property and offers ample room for turning and parking for several cars. Two outside taps.

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 E. 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 6UW

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers over £330,000 should be submitted to our Thurso Office.

Office Hours

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

Location

A rural farming location only a short drive from the village of Halkirk. Halkirk is seven miles from Thurso and 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 plays 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.