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KILCARAIG, BRIDGE STREET, HALKIRK

This immaculately presented three/four bedroom semi-detached property with garage and beautiful garden is conveniently located being only a short walk to the heart of the village and the local primary school. Benefitting from uPVC double glazed windows, and oil central heating which is further enhanced by an attractive cosy open fire in the living room. Accommodation comprises vestibule, hallway, living room and dining room which could be utilised as a fourth bedroom. The bright and airy modern fitted kitchen with breakfast bar and karndean flooring is sure to appeal. Upstairs off the landing are three good sized bedrooms, all offering fitted storage room, and a contemporary fitted bathroom. Outside the mature garden is well stocked with flowers and shrubs, with the rear sheltered garden offering a patio area, lawn, block-built store, greenhouse and summer house. Off-road parking for two cars can also be found, and there is ample on-street parking adjacent. With no onward chain, and in walk in condition viewing is highly recommended.

OFFERS OVER £110,000

Vestibule 1.11m x 1.04m 3'7" x 3'5"

Partially glazed entry door to side. Door to understairs storage cupboard, housing the boiler and electrics with coat hooks to wall. Hard wood flooring. Partially glazed door to hallway.

Hallway

Stairs to first floor with window to rear on stairwell. Carpet.

Living Room 4.35m x 3.73m 14'3" x 12'2"

Open fireplace with tiled and cast-iron surround, wooden mantle and polished Caithness stone hearth. Window to front. Hard wood flooring. Fitted unit to recess. TV point. Radiator.

Dining Room/Bedroom 3.55m x 2.58m 11'7" x 8'5"

Window to front. Carpet. Telephone point. Radiator.

Kitchen 4.4m x 2.98m 14'5" x 9'9" max

Modern fully fitted cream kitchen with breakfast bar, attractive work top space and upstart. Neff fitted four ring gas hob with extractor above, and fitted double oven at eye level. 1.5 bowl sink with mixer tap and drainer. Services for washing machine. Space for American fridge freezer. Contemporary vertical radiator. Karndean flooring. Spotlights. Window and partially glazed door to rear.

Dining Room 3.55m x 2.58m 11'7" x 8'5"

Window to front. Carpet. Telephone point. Radiator.

Landing

Carpet. Window to side. Hatch access to the loft. Radiator.

Bedroom 1 3.99m x 3.75m 13'1" x 12'3"

Window to front. Fitted wardrobe with hanging rail and shelf. Carpet. Radiator.

Bedroom 2 3.2m x 3.03m 10'6" x 9'11"

Window to rear. Carpet. Airing cupboard housing the hot water tank and fitted shelving. Radiator.

Bedroom 3 3.57m x 2.62m 11'8" x 8'7"

Window to front. Carpet. Radiator. Shelved storage cupboard.

Bathroom 2.6m x 2.03m 8'6" x 6'8"

Modern bathroom with fitted bathroom furniture, back to wall WC and wash hand basin with mixer tap. Bath with mixer tap, folding glass doors and electric shower above. Wet wall. Wood effect vinyl flooring. Contemporary vertical radiator. Window to rear. UPVC cladding to ceiling with spotlights. Shaver point.

Garage 4.96m x 2.54m 16'3" x 8'4"

A shared drive to the side of the property leads to an off-road parking area for two cars, and the end terraced lock up garage with double garage doors.

Garden

The beautiful gardens are sure to appeal to the keen gardener. Fully enclosed to the front the garden is laid mainly to grass with borders of flowers and shrubs, and bounded with block built and attractive dry-stone walls. The rear garden offers a patio area and lawn and incorporates a block-built store (with power), summer house and green house. Bounded with timber fencing and panels to create natural shelter and privacy. Outside tap.

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 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 6YJ

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

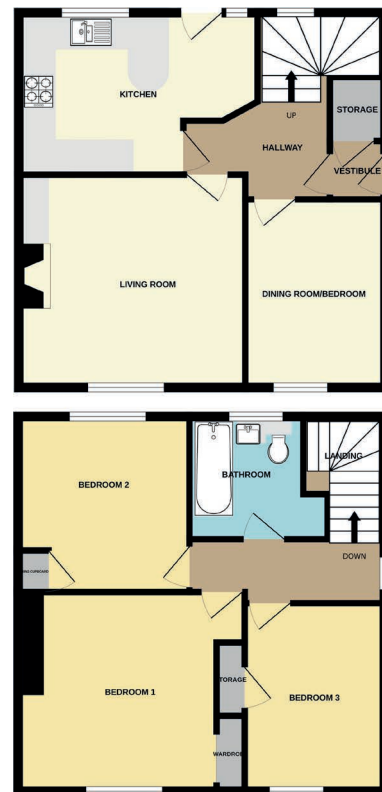
Offers over £110,000 should be submitted to our Thurso Office.

Office Hours

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

Location

Halkirk provides local shopping facilities, sub-Post Office, hairdressers, garage, hotel 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.