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# Young Robertson & Co.



## EASTLEA, SINCLAIR STREET, HALKIRK

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Ideally located near the heart of the village, is this three-bedroom semi-detached bungalow with low-maintenance garden and detached garage. In need of upgrading throughout the property benefits from electric heating and uPVC double-glazed windows and doors. Accommodation comprises hallway, spacious living room, galley-style kitchen, two double bedrooms, an inner hall, shower room, study/third bedroom, and a rear sunroom. Offered with no onward chain, this home presents an excellent investment opportunity or a perfect choice for those seeking single-level living. Conveniently situated within easy walking distance of the local primary school and village amenities, viewing is recommended to appreciate the full potential this property has to offer.

### **Hallway: 3.24m x 0.95m 10'8" x 3'1"**

Partially glazed uPVC front door. Storage heater. Vinyl flooring.

### **Living Room: 4.44m x 3.16m 14'6" x 10'4"**

15 panel glazed door from hallway. Window to front. Carpet. Storage heater. TV point. Feature wall with wood lining. Wall lights.

### **Kitchen: 4.8m x 2.12m 15'9" x 6'11"**

Various base and eye level units with fitted work top space. Stainless steel sink with mixer tap and drainer. Fitted four ring hob with extractor above and splash back tiling. Fitted single oven at eye level. Space for fridge freezer. Vinyl flooring. Window to front. Airing cupboard with hot water tank and fitted shelving.

### **Lobby: 2.03m x 1.02m 6'8" x 3'4"**

15 panel glazed door from living room. Vinyl flooring. Panel heater to wall. Electrics to wall. Glazed uPVC door to sun room.

### **Bedroom 3/Office: 3.33m x 1.89m 10'11" x 6'2"**

Window to rear. Carpet. Storage heater. Hatch access to the loft.

### **Shower Room: 1.95m x 0.87m 6'4" x 6'1"**

Walk in shower (disability) with electric shower and wet wall. WC. Wash hand basin with mirror and shaver point above. Mirrored bathroom cabinet to wall. Wall mounted fan heater. Towel radiator. Partially tiling to walls. Vinyl flooring. Window to rear.

### **Sun Room: 2.5m x 1.82m 8'2" x 5'11"**

Carpet tiles. Two uPVC doors to garden. Wall light.

### **Bedroom 1: 4.41m x 3.42m 14'5" x 11'2"**

Window to side. Carpet. Panel heater. Coat hooks to wall.

### **Bedroom 2: 3.43m x 3.27m 11'3" x 10'8"**

Window to front. Carpet. Panel heater.

### **Garage: 6.86m x 3.02m 22'06" x 9'11"**

Up and over electric door. Window and door to side. Power. Fitted shelving and work top space. Coat hooks to wall.

### **Outside:**

A paved pathway runs along the rear of the property, leading to a spacious side patio that includes drying facilities and provides gated access to the front.

### **General Information:**

The floor coverings, curtains and blinds 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 A.

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: E**

### **Postcode: KW12 6XT**

### **Entry: By arrangement:**

### **Viewing: By arrangement with our Thurso Office.**

### **Price:**

Offers over £80,000 should be submitted to our Thurso Office.

Office Hours: 9.15 am – 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.*

