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Young Robertson & Co.



34 BRAAL TERRACE, HALKIRK

Ideally located within easy reach of the local primary school, medical practice, and village centre – home to a shop, takeaway, museum, dance school and hotel – this ground floor one-bedroom property presents a great opportunity for those looking to add their own finishing touches. Benefiting from solid fuel central heating and timber double glazing, accommodation comprises entrance vestibule, hallway, living room, kitchen, bedroom, and bathroom. Generous storage is available throughout, with garden areas to the front and rear, along with a block-built store at the rear. This property needs some cosmetic updates, making it a great opportunity for first-time buyers, retirees, or investors to add value and create their ideal home or investment. Viewing is highly recommended to appreciate the potential the property offers.

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Vestibule: 1.53m x 0.96m 5' x 3'2"

Partially glazed timber front door. Coat hooks to wall. Tiled flooring. Small cupboard housing electrics.

Hallway:

Large cloak cupboard offering excellent storage. Radiator. Storage cupboard.

Living Room: 4.26m x 4.02m 14' x 13'2"

Fitted unit to recess. Window to front with views to the garden. Radiator. TV point. Tiled hearth with enclosed stove – currently dismantled at present.

Kitchen: 3.07m x 2.84m 10'00" x 9'03"

While there is fitted modern eye and base level units the worktops and kitchen sink all require to be fitted (worktops and 1.5 stainless steel sink provided). Space for cooker and fridge. Services for washing machine. Window to rear. Airing cupboard housing the hot water tank.

Bedroom: 3.22m x 3.07m 10'07" x 10'01"

Window to rear with views to the garden. Door to built in wardrobe with hanging rail and shelf. Radiator.

Bathroom: 2.31m x 1.57m 7'07" x 5'01"

WC. Wash hand basin. Bath. Shaver point. Radiator. Partial tiling to walls. Window to rear. Fully tiled walls and flooring.

Garden:

The front garden is laid mainly to grass and has partial timber fencing. To the rear of the property is a block-built store offering excellent storage and a small area of grass with drying facilities.

General Information:

Home Report available from 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: D

Postcode: KW12 6YN

Entry: By arrangement:

Viewing: By arrangement with our Thurso Office.

Price:

Offers over £50,000 should be submitted to our Thurso Office.

Office Hours: 9.15 am – 1pm, 2pm- 5pm Monday to Friday.

Location:

Halkirk which 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 play 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.

