



solicitors • estate agents

Young Robertson & Co.



OAKDENE, CRESCENT STREET, HALKIRK

This secluded four-bedroom bungalow, complete with integral double garage, enjoys a peaceful position within expansive and beautiful garden grounds featuring a variety of various mature trees. The property benefits from mainly uPVC double glazing, LPG central heating, and a wood burning stove, which is also integrated to the central heating system. South-facing, the generously proportioned accommodation includes an L-shaped hallway and spacious living room with a feature bay window and an elegant marble and timber fireplace with gas fire insert. From here double doors open into the welcoming study/library which enjoys patio doors that lead out to a private raised deck. The large kitchen/diner and utility room boast modern fitted kitchen units, with the kitchen housing the wood burning stove, and the utility offering access to a Caithness stone patio – ideal for BBQ's and outside dining. Each of the four bedrooms are well-proportioned, served by both a shower room and a bathroom. Quietly tucked away however within comfortable walking distance to the village amenities this immaculately presented property must be viewed to fully appreciate its unique setting and quality.

**29 TRAILL STREET
THURSO KW14 8EG**
tel: 01847 896177
fax: 01847 896358
property@youngrob.co.uk
youngrob.co.uk

**21 BRIDGE STREET
WICK KW1 4AJ**
tel: 01955 605151
fax: 01955 602200
wick@youngrob.co.uk
youngrob.co.uk

caithnessproperty.co.uk 

OFFERS OVER £260,000

Porch: 1.74m x 1.69m 5'8" x 5'6"

Partially glazed composite front door with glazed side panel. Window to front. Tiled flooring. Opening to hallway.

Hallway:

Wood effect vinyl flooring. Two radiators. Cupboard housing main electrics and smart meter. Hatch access to the loft.

Living Room: 5.34m x 4.13m 17'6" x 13'7" 2.60m x 1.96m 8'6" x 6'5" (Bay window)

Impressive room with bay window to front enjoying views to the garden. Marble hearth and surround with timber mantle and gas fire insert. Wall lights. Radiator. Carpet. Partial decorative wood lining to walls. Decorative double doors with side panels to study.

Study/Library: 4.80m x 3.29m 15'9" x 10'9"

UPVC double-glazed patio doors to decked patio area with Caithness flagstone wall. Carpet. Radiator. Decorative wood lined walls.

Kitchen/Diner: 5.34m x 4.75m 17'6" x 15'7"

Beautifully appointed and modern fitted kitchen with a cosy log burner. Fitted eye and base level units offer work top space and splash back tiling. Integrated appliances include a fridge, dishwasher, oven, and ceramic hob with overhead extractor. Stainless-steel sink with mixer tap and drainer. Two rear-facing windows, offering views to the garden. Ample space for table and chairs. The room is finished with Karndean flooring and benefits from a large shelved airing cupboard, radiator, and glazed door leading to the utility room.

Utility room: 3.33m x 2.02m 10'11" x 6'7"

Well-appointed with a range of eye and base units, with worktop space and splash back tiling. 1.5 stainless steel sink with mixer tap and drainer. Services for washing machine, and space for a tumble dryer. Includes an integrated fridge freezer. A rear-facing window offers pleasant views of the garden, while a glazed uPVC exterior door opens onto a Caithness stone patio. Additional details include loft hatch access, carpet tiles, radiator, partial decorative wood panelling, and coat hooks to wall.

Bathroom: 2.58m x 1.71m 8'5" x 5'7"

Bath with shower tap attachment. WC. Wash hand basin. Partial tiling to walls. Heated towel rail. Window to rear. Radiator. Extractor. Karndean flooring.

Bedroom 1: 3.83m x 2.70m 12'7" x 8'10" max

Window to front with views to the garden. Partial wood lining to walls. Radiator.

Bedroom 2: 3.49m x 3.45m 11'5" x 11'3" max

Window to front with views to the garden. Carpet. Radiator.

Bedroom 3: 3.88m x 2.68m 12'8" x 8'9"

Two fitted wardrobes with hanging rails and shelves. Carpet. Window to rear with views to the garden. Radiator.

Bedroom 4/Study: 3.45m x 2.60m 11'3" x 8'6"

Window to rear. Carpet. Radiator.

Shower room: 2.60m x 1.63m 8'6" x 5'4"

Fully tiled shower enclosure with electric shower. Extractor. Wash hand basin and WC. Partially tiled walls. Window to rear. Radiator. Karndean flooring.

Garage: 7.45m x 5.26m 24'5" x 17'3"

Double garage with twin up and over doors to the front. Wood framed double-glazed side and rear facing windows. Glazed single pedestrian door to side. Base units. Fitted shelving. Power and light.

Gardens:

The property sits in expansive garden grounds mainly laid to grass and bordered by Oak, Cherry, Rowan and Pine trees. A gated entrance opens to a sweeping driveway, providing generous parking for multiple vehicles.

General Information:

There is gas central heating and a Morso wood burning stove is also integrated into the heating system. 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 D.

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: F

Postcode: KW12 6XN

Entry: By arrangement:

Viewing: By appointment with our Thurso Office.

Price:

Offers over £260,000 should be submitted to our Thurso Office.

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 2.5 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.

