



Residential Property

Georgesons
Estate Agents

Glen Eden, 2 Church Court, Halkirk



The Property

Situated in the quiet village of Halkirk, this two bedroom bungalow is close to all local amenities. In good decorative order, the accommodation comprises of lounge, kitchen, bathroom and two bedrooms. The property benefits from electric central heating and has UPVC double glazing throughout. The front garden is mainly paved with a small gravel area which offers off road parking. The fully enclosed back garden is mainly laid with grass with a small gravelled area. This property would suit someone who is downsizing or looking for a quiet and rural village location.

The Area

Halkirk is situated seven miles from Thurso and fifteen miles from Wick, and it is famous for being the first planned village in Scotland. The area is noted for its high quality of life, in particular famed for its river and loch fishing, and equestrian events which take place in the nearby indoor arena. Basic amenities, including shops, two public houses and primary school education, are all available. The village itself has convenient bus links to both Wick and Thurso.



Fully glazed UPVC patio doors to –

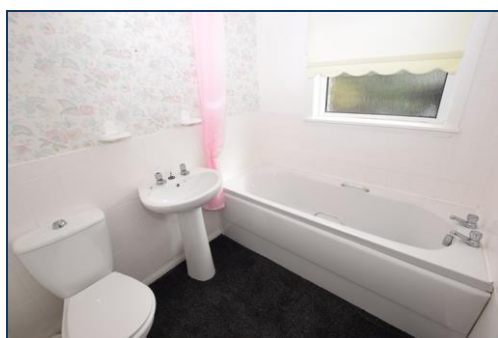
Conservatory – 4.35m x 2.77m. Triple aspect. One double power point. Door to –

Kitchen – 2.35m x 2.36m. One double power point. Two single power points. Wall and base units stainless steel sink and drainer. Integral fridge, freezer. Plumbed for washing machine. Open doorway to –



Hall – Accessing bedroom 1, bathroom, door to rear garden. One single power point. Telephone connection point. Dimplex radiator. Walk in storage cupboard.

Bathroom – 2.11m x 1.73m. Suite consisting WC, pedestal wash basin, bath with over bath electric shower unit. Wall heater with shaving point. Dimplex radiator. Walls partially tiled.



Bedroom 1 – 3.48m x 2.93m. Three single power points. One double power point. Dimplex radiator. Door to –



Bedroom 2 – 3.44m x 2.39m. One single power point. One double power point. Dimplex radiator. Storage cupboard with shelves and hanging space. Cylinder cupboard with slatted shelves.



Front garden – Paved and gravelled area with off road parking. Shrubs and flower borders.

Rear Garden – Laid mainly to lawn with shrubs and flower borders. Wooden storage shed. Clothes drying facilities.

Postcode – KW12 6YA

Council Tax – Band A **EPC** – E49

Price – Offers in the region of £70,000 to be lodged with the selling agents, Georgesons.

Viewing – By appointment via Georgesons

Prospective purchasers should note:

- 1 These particulars are subjective for descriptive purposes only and are not an offer to sell, representation or warranty. Potential purchasers must satisfy themselves by their own enquiries:
 - (a) that any measurements given are accurate;
 - (b) that any use envisaged has all necessary permissions;
- 2 These particulars do not form any part of a contract of sale unless incorporated within a self proving signed document under the Requirements of Writing (Scotland) Act 1985.
- 3 The owners reserve the right not to sell or to sell to anyone at any price without giving warning to other interested parties.

Georgesons Estate Agency Ltd

22 Bridge Street
Wick
Caithness KW1 4NG
Tel: (01955) 602222
Fax: (01955) 603016
Email: karen@georgesonsproperty.co.uk

19 Traill Street
Thurso
Caithness, KW14 8EG
Tel: (01847) 892225
Fax: (01847) 892235
Email: sarah@georgesonsproperty.co.uk

22 High Street
Tain
Ross-shire, IV19 1AE
Tel: (01862) 892555
Fax: (01862) 894861
Email: tain@georgesonsproperty.co.uk