



Residential Property

Georgesons
Estate Agents

Knockglass House, Halkrik

£10,000 BELOW HOME REPORT VALUATION



The Property

This five bedroom stunning detached property is located in the desirable village of Halkirk, close to the main town of Thurso which is seven miles away. In excellent decorative order and finished to an extremely high standard this spacious home is set in a large fully enclosed garden is mainly laid to lawn. In excellent decorative order the accommodation comprises of lounge/dining room/kitchen area, second lounge/snooker room, utility room, bathroom, shower Room and five spacious bedrooms, of which the master includes an en-suite. There is a large tarmacked driveway which provides off-road parking for several vehicles and leads to the attached garage. This property benefits from oil central heating throughout and UPVC double glazing. Viewing of this fine property is absolutely essential to appreciate the spacious accommodation and great location

The Area

Halkirk is situated seven miles from Thurso and fifteen miles from Wick. 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. The village itself has convenient bus links to both Wick and Thurso. Halkirk also provides a primary school, medical centre, Post Office, garage, hairdresser, local shops, hotels, football park, restaurant and take-away. The vibrant village has a picturesque riverside walk, an ancient castle, a magnificent baronial style community hall and is internationally known for its annual Highland Games and Country Music Festival. For more information visit the community website www.thisishalkirk.co.uk or www.caithness.org. Secondary and college education, a hospital, along with many other shops and leisure facilities are available in Thurso.

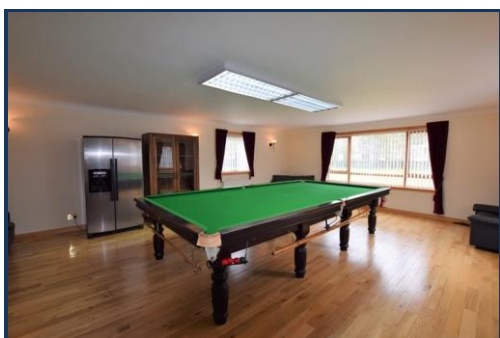


Half glazed UPVC door to –

Vestibule – 1.28m x 2.84m. Storage cupboard. Radiator. Caithness Stone flooring. Six pane wooden door to –

Hall – Accessing snooker room/lounge, kitchen/diner/family room, bathroom, bedroom 1, bedroom2, garage, stairs to first floor landing. Two double power points. Three radiators. Two smoke detectors. Two storage cupboards.

Snooker Room/Lounge – 7.89m x 5.98m. Triple aspect. Five double power points. One single power point. Two television aerial outlets. Three radiators. Snooker table lighting. Wooden flooring.



Kitchen/Diner/Family Room – 6.97m x 8.94m at widest points. Double aspect. Kitchen area – Five double power points. Television aerial outlet. Radiator. Wall and base units with granite worktops and sink. Integral double electric oven, ceramic hob, cooker hood, dishwasher. Breakfast bar. Island. Wooden flooring. Door to utility room.

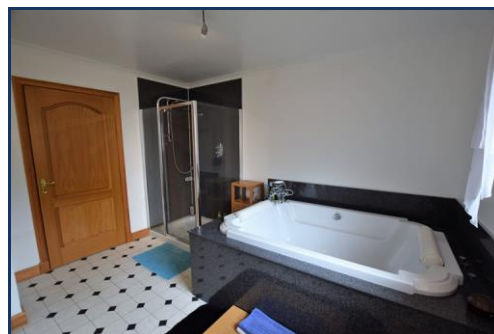
Diner/Family area – Seven double power points. Telephone connection point. Two radiators. Feature chimney breast, with Caithness Stone hearth. Fully glazed patio doors to garden.

Utility Room – 3.36m x 2.39m. Two single power points. Two double power points. Radiator. Extractor fan. Wall and base units. Plumbed for washing machine. Storage cupboard. Half glazed UPVC door to rear of property. Door to –

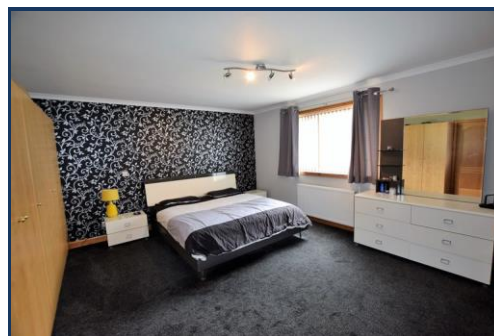
WC – 0.93m x 2.40m. WC. Pedestal wash hand basin. Radiator. Extractor fan.

Bathroom – 3.64m x 3.60m. Suite consisting WC, pedestal wash hand basin, bidet, double

shower enclosure with thermostatic shower, built in luxury square bath. Radiator. Extractor fan. Shower and bath area wet walled.



Bedroom 1 – 4.43m x 5.01m. Five double power points. Telephone connection point. Television aerial outlet. Radiator. Storage cupboard. Door to –



En suite – 3.19m x 2.51m. Suite consisting WC, pedestal wash hand basin, bidet, shower enclosure with thermostatic shower. Radiator. Extractor fan. Shower area wet walled.

Bedroom 2 – 4.43m x 5.01m. Four double power points. Telephone connection point. Radiator.

stairs to first floor landing – Accessing bedrooms 3,4 & 5, shower room. Two double power points. Three radiators. Smoke detector. Loft access by hatch. Eaves storage access. Laminate flooring.

Shower Room – 3.08m x 2.35m. Suite consisting WC, pedestal wash hand basin, double shower enclosure with thermostatic shower. Radiator. Shower area wet walled.



Bedroom 3 – 5.97m x 5.36m. Four double power points. Television aerial outlet. Two radiators. Wooden flooring.



Bedroom 4 – 4.77m x 3.78m. Four double power points. Television aerial outlet. Radiator. Laminate flooring.

Bedroom 5 – 5.16m x 4.18m. Four double power points. Television aerial outlet. Radiator. Laminate flooring.

Attached Garage – 8.26m x 4.25m. Power and lights. Up and over vehicular door. Half glazed UPVC pedestrian door. Tap. Oil central heating boiler and mega flow tank. Concrete floor.

Garden – Large fully enclosed surrounding garden laid mostly to lawn with some trees and gravelled areas. Tared driveway with off road parking for several vehicles. Clothes drying facilities. Oil central heating storage tank.

Postcode – KW12 6XN

Council Tax – Band F **EPC** – D58

Price – Offers in the region of £255,000 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
Website: www.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
Our Reference: KR/