



Residential Property

Georgesons
Estate Agents

Little Springfield, Sordale, Halkirk



The Property

This two bedroomed fully renovated cottage is situated on the quiet outskirts of Halkirk village, boasting spectacular views over the surrounding open countryside. In excellent decorative order, the accommodation comprises of open plan kitchen/dining area, lounge, bathroom and two bedrooms. The property benefits from timber effect uPVC double glazing with multi fuel burners in living areas and electric panel heaters in bedrooms. A gravelled driveway leads to property with the surrounding garden mainly laid to grass with hedges around boundary. This property is currently operating as a successful Airbnb

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.





Half glazed UPVC door to –

Hall – Accessing bedrooms, bathroom, lounge. One double power point. Smoke detector. Walls partially wood lined. Laminate flooring.

Bedroom 1 – 3.35m x 3.61m

Three double power points. Television aerial outlet. Electric wall heater. Laminate flooring.

Bathroom – 2.03m x 2.30m

Suite comprising WC, pedestal wash hand basin, bath, built in shower enclosure with electric shower. Heated towel rail. Wall light with shaving point. Loft access by hatch. Walls partially tiled. Laminate flooring.

Bedroom 2 – 2.31m x 2.90m.

Three double power points. Electric wall heater. Laminate flooring.

Lounge – 3.67m x 4.25m

Six double power points. Television aerial and satellite point. Free standing multi fuel stove set on Caithness Stone

hearth with wooden surround. Laminate flooring. Door to –

Kitchen/diner – 3.45m x 6.71m

Eight double power points. Television aerial outlet. Wall and base units with stainless steel bowl and half sink and drainer. Integral ceramic hob, electric oven, cooker hood. Plumbed for washing machine. Multi fuel stove set on Caithness Stone hearth. Tiled flooring. Exposed wooden ceiling beams. Fully glazed patio doors to garden.

Garden- Gravel driveway with off road parking for several vehicles. Lawn area with trees, shrubs. Outdoor tap. Log shelter.

Video – A video of the property can be viewed on our website.

Postcode – KW12 6XB **EPC** – E44

Council Tax – Band A

Price – Offers over £115,000 to 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.

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