



Residential Property

Georgesons
Estate Agents

Sanna, Sordale, By Halkirk

£5,000 BELOW HOME REPORT VALUATION



The Property

Situated just off the main A9 Wick to Thurso road, within the beautiful rural hamlet of Sordale and conveniently located close to the main town of Thurso with all local amenities. This three bedroom detached bungalow sits in a sizeable plot and enjoys stunning extended views over the surrounding open countryside. In excellent decorative order, the accommodation comprises of kitchen, dining room, lounge, bathroom and three bedrooms and a store room. The property benefits from oil central heating and uPVC double glazing throughout. A gravelled driveway leading to the rear of property offers off road parking for several cars, the front and rear gardens are fully enclosed and is mainly laid to grass with a storage shed and a greenhouse both with power and light. There is also an attached garage with power and light. This is a rare opportunity to acquire a well-maintained family home in a wonderful rural setting. Sanna is 100 meters from the bus stop which travels between Wick, Thurso and Inverness daily and Georgemas Train station lies approximately 1 mile away. Viewing is essential to fully appreciate this property and location.

The Area

Sordale sits one mile from the small village Halkirk which is five 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.



Fully glazed uPVC door to –

Vestibule – 1.30m x 1.59m. Laminate flooring. Fully glazed wooden door with side screen to –

Hall – Accessing lounge, kitchen, bedrooms, bathroom. One single power point. Radiator. Storage cupboard with shelves, Airing cupboard with slatted shelves. Smoke detector. Loft access by hatch.



Two Shelved larder cupboard. Cylinder cupboard. Plumbed for washing machine & dishwasher. Heated towel rail. Fully glazed UPVC door to rear garden.

Bathroom – 2.97m x 1.60m. Suite consisting WC, pedestal wash hand basin, bath with over bath electric shower. Radiator. Extractor fan. Mirrored wall cabinet. Two walls fully wet walled.



Lounge – 4.69m x 4.40m. Four double power points. Telephone connection point. Television aerial outlet. Radiator. Solid fuel closed in fireplace with Caithness Stone hearth and wooden surround. Open to –



Bedroom 1 – 2.99m x 3.28m. Two double power points. Radiator. Two storage cupboards with shelves and hanging space. Laminate flooring.



Dining Room – 2.98m x 3.00m. Two double power points. Telephone connection point. Radiator. Laminate flooring. Door to –



Store Room – 1.01m x 2.25m. Laminate Flooring, One single power point. One double power point. Wooden flooring.

Bedroom 2 – 3.57m x 3.32m. Three double power points. Radiator. Storage cupboard with shelves and hanging space.



Kitchen – 2.96m x 3.77m. Five double power points. Two single power points. Wall and base units with stainless steel sink and drainer. Integral electric oven, ceramic hob, cooker hood.

Bedroom 3 – 3.57m x 2.34m. Two double power points. One single power point. Radiator. Storage cupboard with shelves and hanging space.



Attached Garage – 8.08m x 3.20m. Power and lights. Wash hand basin. Outdoor tap. Up and over vehicular door. Pedestrian door. Concrete floor. Door accessing storage space below house.



Front Garden – Gravel driveway leading to rear of house. Two lawn areas on separate levels. Flower borders and shrubs.

Rear Garden – Gravel driveway with off road parking for several vehicles. Wash area with drainage. Lawn with flower borders, trees and shrubs. Clothes drying facilities. Coal bunker. Outdoor tap. Wooden storage shed (2.39m x 1.82m) With power and lights. Green house (2.38m x 1.78m) with power and lights and tap.

Postcode – KW12 6UU

Council Tax – Band C **EPC** – E50

Price – Offers in the region of £145,000 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.

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