



Residential Property

Georgesons
Estate Agents

Strathdale, Crescent Street, Halkirk



The Property

This three bedroom detached bungalow is situated in the popular residential area of Halkirk, within walking distance of all local amenities. The property benefits from oil fired central heating and uPVC double glazing throughout. The accommodation is in excellent decorative order and comprises of living room, kitchen/diner, sunroom, three bedrooms one with en-suite, bathroom, WC and utility room. The property sits in a large garden with stunning views over Halkirk River. The garden is mainly laid to grass with a tarmacked driveway offering parking for several vehicles. There is a large detached garage which offers power and light. This property would make a beautiful family home.

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. 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.



Partially glazed uPVC door with side screen to –

Vestibule – 1.30m x 1.48m

Wooden floor. Ten pane wooden door with fully glazed side screen to –

Hall – Accessing lounge, kitchen/diner, bedrooms, bathroom. Two double power points. Two radiators. Two storage cupboards. Smoke detector.

Lounge – 4.46m x 4.11m

Double aspect. Four double power points. Telephone connection point. Television aerial outlet. Two radiators. Gas coal effect fireplace with marble hearth and surround.

Kitchen/Diner – 3.12m x 6.03m

Double aspect. Six double power points. Television aerial outlet. Two radiators. Wall and base units with composite bowl and half sink and drainer. Integral ceramic hob, double oven, cooker hood, fridge/freezer, dishwasher. Laminate tiled effect flooring. Door to utility room. French wooden doors to –

Sunroom – 3.46m x 2.93m

Triple aspect. Three double power points. Television aerial outlet. Radiator. Laminate flooring. Fully glazed patio doors to decked area.



Utility Room – 2.25m x 3.84m

Three double power points. Two single power points. Wall and base units with composite bowl and half sink and drainer. Plumbed for washing machine. Oil central heating boiler. Radiator. Cylinder cupboard with slatted shelf. Laminate

flooring. Door to rear of property. Door to –

WC – 0.78m x 1.39m

WC, wall hung wash hand basin. Extractor fan.

Bathroom – 3.23m x 1.89m

Suite consisting WC, wash hand basin storage unit, spa bath with shower head attachment. Corner shower enclosure with thermostatic shower. Heated towel rail. Wall hung mirror/light. Shaving point. Walls tiled to dado height.

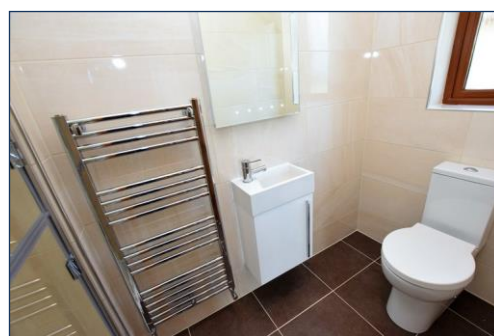


Bedroom 1 – 3.12m x 4.16m

Four double power points. Television aerial outlet. Telephone connection point. Radiator. Two double built in wardrobes with shelf and hanging space. Door to –

En-Suite – 1.09m x 2.73m

Suite consisting WC, wall hung wash hand basin storage unit, built in shower enclosure with thermostatic shower. Heated towel rail. Wall hung mirror/light. Walls and floor fully tiled.



Bedroom 2 – 3.23m x 3.88m

Three double power points. Television aerial outlet. Telephone connection point. Radiator. Built in wardrobe with triple mirrored doors, shelves and hanging space.



Bedroom 3 – 3.23m x 2.46m

Three double power points. Telephone connection point. Television aerial outlet. Radiator. Built in cupboard with shelves.

Garage – 11.72m x 6.23m

Power, lights and heater. Up and over electric vehicular door. Pedestrian door.



Garden – Surrounding garden with large tarred driveway with off road parking for several vehicles. Large lawn area with some trees and shrubs. Decked area. Drystone wall. Oil central heating storage tank.

Postcode – KW12 6XN

Council Tax – Band D **EPC** – D57

Price – Offers over £200,000 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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