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solicitors • estate agents

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## 35A CHURCH STREET, HALKIRK

Excellent opportunity to purchase this spacious one bedroom cottage that is located in a quiet residential area within Halkirk, and within comfortable walking distance to the village centre and local amenities. With recently installed external insulation and air source heating system there is uPVC windows and doors, partial storage heating and a cosy electric stove in the living room. With well pro-portioned rooms accommodation comprises entrance hall, living room with double aspect windows, fully fitted kitchen, spacious bedroom, rear hallway and generous bathroom. Outside is a low maintenance garden with timber shed, and there is off-road parking to the rear. With no onward chain the property would make an ideal purchase for any landlord, first-time buyer or for someone looking to downsize.

**OFFERS OVER £85,000**

## Hall

Partially glazed uPVC front door. Wall light. Hatch access to the insulated loft. Electrics to wall. Traditional wood lined walls.

## Living Room **4.05m x 3.73m 13'3" x 12'2"**

Deeply silled windows to front and side. Carpet. Caithness stone hearth with electric log stove and wooden mantle above. TV and telephone point. Panasonic air source nanoe heater.

## Kitchen **3.33m x 3.06m 10'11" x 10'**

Fully fitted kitchen with various eye and base level units, work top space and splash back tiling. Stainless steel sink with mixer tap and drainer. Fitted four ring hob with extractor, and fitted Zanussi single oven at eye level. Services for washing machine. Space for fridge freezer. Wood effect vinyl flooring. Deeply silled window to side.

## Bedroom **4.05m x 3.73m 13'3" x 12'2" max**

Deeply silled window to front. Shelved storage cupboard. Carpet. Telephone point.

## Rear Hallway **3.16m x 1.31m 10'4" x 4'3" max**

Shelved airing cupboard housing the hot water tank. Tile effect vinyl flooring. Partially glazed door to rear. Panasonic air source nanoe heater.

## Bathroom **3.19m x 1.74m 10'5" x 5'8"**

Cast iron bath with electric Mira shower above. WC with push top flush. Wash hand basin. Partially tiled walls. Tiled flooring. Storage heater. Extractor. Deeply silled window to side. Wall mounted dimplex fan heater. Hatch access to roof void.

## Garden/Drive

Low maintenance front and rear garden, open plan in design with stone chips and paving are partially bounded with timber fencing and dry-stone walls. A timber shed is also included in the sale. Outside light and tap. Off-road parking can also be found to the rear to the rear.

## General Information

The floor coverings, curtains and blinds as fitted are included in the sale. Home Report available from [property@youngrob.co.uk](mailto:property@youngrob.co.uk).

## Council Tax

The subjects are in band A. The Council Tax Band may be re-assessed by the Highland Council when the property is sold. This may result in the Band being altered.

## EPC

E

## Postcode

KW12 6YD

## Entry

By arrangement.

## Viewing

By arrangement with our Thurso Office.

## Price

Offers over £85,000 should be submitted to our Thurso Office.

## Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.



*Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.*

*The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers should verify the particulars on their visit to the property and note that the information given does not obviate the need for a full survey and all appropriate enquiries.*