



Sinclair Street Halkirk

Offers Over £98,000



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0 BEDS | 0 BATH | 0 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this beautiful semi-detached family home. In good decorative order throughout, this lovely home benefits from oak doors as well as a spacious and bright family lounge which has oak wooden flooring and a feature wall mounted fire. The immaculately presented oak kitchen has an excellent selection of base and wall units with integral appliances as well as plenty of space for a table and chairs. A utility room houses the central heating boiler and has services for a washing machine and tumble dryer. The downstairs bedroom is ideally located to the front of this wonderful home and has the beautifully presented family bathroom beside it. Upstairs are two tastefully decorated bedrooms, one of which has a built-in shelved cupboard.

Externally the front lawn is fully enclosed and leads to a low maintenance garden which is mainly laid to lawn. The generous rear garden plot benefits from flower borders, an area of lawn as well as a stone chipped seating area. It also houses the oil tank and the drying green.

Halkirk is situated around 6 miles from Thurso which is the most northerly town in mainland Scotland, Thurso is a great base for exploring the surrounding countryside. There's plenty to see and do in and around the delightful town of Thurso. The town is a hive of lovely traditional shops, cafes, bars, and restaurants. There are good coach and rail links south. There are leisure facilities within the town, which include a cinema and a swimming pool, and outdoor pursuits include surfing, fishing, and yachting. There is an airport and hospital in Wick, which is twenty minutes driving distance away.



Extra Information

Services

School Catchment Area is Halkirk Primary, Thurso High

EPC

EPC D

Council Tax

Band

Tenure

Freehold

Viewing

If you would like to view this property, please contact the office on 01847 890826

Extras

What3Words: vacancies.overpower.derailed

Key Features

- **Spacious Lounge**
- **Generous Kitchen**
- **Utility Room**
- **3 Bedrooms**
- **Oil Central Heating**
- **Enclosed Garden**



Property Photos



Property Photos



Property Dimensions

Rear Hall 1.69m x 1.19m

The rear hall is well presented. The walls are papered; there is a pendent light fitting and vinyl is laid to the floor. There is one storage cupboard. Oak doors lead to the utility and kitchen. A partially glazed hard wood door leads outside

Kitchen 4.97m x 2.21m

This immaculately presented kitchen benefits from oak base and wall units with laminate worktops. There is a stainless-steel sink with drainer, an integral dishwasher and fridge-freezer. There is a Bosch hob, integral microwave and oven. A pantry provides further storage and vinyl has been laid to the floor. There is fluorescent lighting, power points and a smoke alarm. A window, fitted with blinds, faces the rear elevation. Space can be found for a table and chairs. A door leads into the beautiful lounge.

Hall 4.58m x 1.92m

Accessed via a hardwood door with a glazed panel, the hall has a window, fitted with blinds, to the front elevation. Coving runs around the ceiling which has a pendent light fitting and smoke alarm. An oak cupboard provides storage. Doors lead to the bedroom and bathroom.

Bedroom One 2.45m x 2.78m

The bright downstairs room has wall papered walls and a fitted carpet. There is a built-in cupboard, a pendent light fitting, power point and a central-heating radiator. A window, fitted with blinds, faces the front elevation of the house.

Utility 2.51m x 1.53m

This generous room has white painted walls and solid wood flooring. There are services for a washing machine and tumble dryer. There is a pendent light fitting, double sockets and a window that is fitted with blinds to the side elevation. The Utility room also houses the central-heating boiler.

Lounge 4.14m x 4.34m

The stylish lounge has been wallpapered and benefits from oak flooring. There is a smoke alarm, pendent light fitting and coving. A fire is mounted to the wall. This beautiful room benefits from recessed shelving and a central-heating radiator. A window, fitted with curtains and blinds, faces the front elevation. Oak doors give access to the immaculate kitchen and hall.

Bathroom 2.45m x 1.9m

The beautifully presented bathroom benefits from a bath with an overhead shower and wet wall. There is a W.C and pedestal basin as well as a central-heating radiator. This room benefits from a wall mounted mirror and a flush glass light fitting. Vinyl has been laid to the floor and an opaque window faces the side elevation.

Top Landing 0.87m x 1.03m

A carpeted stair well leads to the first-floor landing where there is an access hatch to the loft void. There is a pendent light fitting and a storage cupboard. Doors lead to two bedrooms.

Property Dimensions

Bedroom Two 3.49m x 3.02m

This lovely room is neutral in décor. There is a feature painted wall, a pendent light fitting, power points along with a fitted carpet. A window, fitted with blinds and curtains faces the side elevation. There is a central-heating radiator and a cupboard, fitted into the eaves, provides storage.

Front Garden

The front garden is fully enclosed and accessed via a gate. The garden is mainly laid to lawn.

Bedroom Three 4.33m x 3.87m

This room has feature papered walls and a built-in shelved cupboard. A cream carpet has been laid to the floor. The room benefits from a pendent light fitting, power-points and a central-heating radiator. A window fitted with curtains and blinds faces the front elevation of the house.

Rear Garden

The well-presented rear garden is mainly laid to lawn with flower borders, a wooden shed and a gravelled seating area. The rear garden also houses the oil tank and a drying green

THURSO

Property Location

The most northerly town in mainland Scotland, Thurso is a great base for exploring the surrounding countryside. There's plenty to see and do in and around the delightful town of Thurso. The town is a hive of lovely traditional shops, cafes, bars, and restaurants. There are good coach and rail links south. There are leisure facilities within the town, which include a cinema and a swimming pool, and outdoor pursuits include surfing, fishing, and yachting. There is an airport and hospital in Wick, which is twenty minutes driving distance away.



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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor(s) ownership. We have not verified the tenure of the property, the type of construction, or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyors, etc., prior to the exchange of contracts.