



# GEORGE STREET, HALKIRK

**Offers Over £170,000**



**01847 890826**  
**[enquiries@yvonnefitzgeraldproperties.co.uk](mailto:enquiries@yvonnefitzgeraldproperties.co.uk)**

**3 BEDS | 1 BATH | 1 RECEPTION**

## Property Information

This attractive three bedroomed home is at the end of a quiet street in the popular village of Halkirk. Inside the home offers a lounge with dual aspect windows and an electric inset fire with an attractive arch connecting the lounge to the dining room. The dining room features a beautiful wooden fire place with multi fuel stove that sits on a Caithness flagstone hearth. The kitchen benefits from Maple base and wall units with black laminate worktops, with three windows this is a bright space. The three good sized bedrooms all benefit from built in storage, the modern shower room has a large recessed shower and the utility room has ample space for a washing machine and tumble dryer. Outside this home features a Caithness slate roof and sits in a corner plot, the fences are a mix of traditional Caithness stone dyke (front and side) and ranch style fencing and the large rear garden is mainly lawn with off road parking and benefits from a garden shed.

Halkirk is a popular village in Caithness with many amenities including a primary school, convenience store, hotels and doctors' surgery. There are coach links both North and South. Thurso, the most Northerly town in the Highlands is a short car journey away, and Wick the second largest town in Caithness is a twenty-minute drive. The Caithness General Hospital is in Wick as well as the John O Groats Airport and a number of national stores.





# Extra Information

## Services

School Catchment Area is Halkirk Primary School/Thurso High School

## EPC

EPC F

## Council Tax

Band B

## Tenure

Freehold

## Viewing

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

## Extras

What3Words: [///lightbulb.aviation.likewise](https://www.what3words.com/#!/lightbulb.aviation.likewise)

## Key Features

- **WELL PRESENTED**
- **THREE BEDROOMS**
- **CORNER PLOT**
- **OFF ROAD PARKING**



# Property Photos





# Property Photos



# Property

## Dimensions

### **Inner Hall 3.66m x 1.15m**

Accessed via a UPVC front door with glazed panels, the hallway is bright with white painted walls. There is an electric storage heater, a phone point, wall lights and a storage cupboard. A hatch gives access to the loft void and laminate has been laid to the floor. White four panel doors give access to the lounge and two bedrooms.

### **Dining Room 4.76m x 3.11m**

The dining room is of good proportions and benefits from oak laminate flooring. A focal point within the room is a beautiful wooden fire place with a multi fuel stove which sits on a Caithness Flagstone hearth. There is a window to the side elevation an aerial point as well as ceiling down lighters. A cupboard provide storage and doors give access to the kitchen and rear hall.

### **Rear Hall 1.70m x 0.88m**

Accessed off the dining room, the rear hall is bright with white painted walls and oak laminate flooring. A partially glazed UPVC door gives access to the generous rear garden. A further door leads to the shower room.

### **Shower Room 2.74m x 1.56m**

This room benefits from a generous recessed shower enclosure as well as a pedestal sink and WC. The walls have been painted and partially wet walled. Laminate has been laid to the floor, as well as a wall mounted mirror and glass light fitting. An opaque window faces the rear elevation.

### **Lounge 4.29m x 3.66m**

This room benefits from a white painted fireplace with an insert electric fire. The walls have been painted grey, there is coving and an attractive feature arch. Laminate has been laid to the floor. There are also dual aspect windows with blinds as well as a pendant light fitting. There are ample double sockets and storage heater. A door gives access to the dining room.

### **Kitchen 4.24m x 2.14m**

The attractive kitchen benefits from Maple base and wall units with black laminate worktops. There is a stainless-steel sink with a drainer as well as an electric hob and single oven. Above the hob is a chimney hood extractor. Space can be found for a dishwasher and fridge freezer. Laminate has been laid to the floor, there are ceiling down lighters and dual aspect windows.

### **Master Bedroom 2.89m x 3.00m**

The spacious room features a floral wallpaper wall and benefits from oak laminate flooring. There are built in wardrobes with hanging and shelf space and benefits from a pendant light fitting and dual aspect windows. There is also an electric storage heater.

### **Bedroom Two 3.74m x 4.19m**

The neutrally decorated room benefits from a chrome wave light fitting as well as laminate flooring. There are built in wardrobes, electrical points and a window to the rear elevation.

# Property Dimensions

## Utility 3.11m x 1.88m

Accessed off the lounge, a recess under the stairs has services for a washing machine and tumble dryer. There are wall mounted coat hooks, built in shelving as well as oak vinyl flooring. Stairs give access to the attic bedroom.

## Bedroom Three 4.73m x 2.75m

This room is of good proportions and benefits from oak laminate flooring. There is a storage heater as well as a velux window. It benefits from a large built-in cupboard as well as storage in to the loft void and eaves. There are also power points and white painted walls which give this room a feeling of space.

## Garden

This home is at the end of a quiet street and occupies a corner plot. The front garden is mainly grass with a small flower bed. A path leads to the front door and a Caithness stone path runs along the front and sides of the house. There is an attractive Caithness stone dyke at the front and one side of the house with the ranch style fencing on the other two sides. There is off road parking at the rear of the house where the large garden is mainly lawn with mature trees to one side. The garden also benefits from a wooden shed.

## Stairs and landing

A carpeted stairwell gives access to the first-floor landing where there are built in cupboards. This area of the home also benefits from a velux window, a chrome light fitting and electric storage heater. Door leads to the third bedroom.

## Attic Room

This area of the home is of good proportions and currently used for storage, however could be converted into a small room.



## 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.





## Moving home can be a **Life-changing Experience**

Moving home is not complicated but it can be a daunting prospect and we recognise that your home is probably the largest single investment you will ever make.

Buying and selling property is a very people orientated business and good communications are essential for a successful move. In recognising this we have employed an experienced sales team. Our talented team of property specialists are among the most knowledgeable and experienced in estate agency in the Scottish Highlands and are genuinely committed to service with a personal touch. All our staff are excellent communicators and are committed to providing the highest level of care and attention throughout the entire moving process.

We offer the widest range of property services in the vicinity, all under one roof, and will always strive to achieve the best price for your property without being unrealistic.

Our aim is simple: to provide the best possible service, assist you from start to finish and communicate regularly throughout the whole process – whatever your property matter

## **Why Choose Yvonne Fitzgerald Properties**

- Global exposure of properties through our cutting edge website and major national portals including Rightmove, Prime Location, Zoopla, On The Market, S1 Homes, Nestoria, Trovit and many more.
- Quality colour printed sales particulars with bespoke options and floor plans.
- Comprehensive database of applicants matching quality sellers to buyers
- 360 Virtual Matterport Tour with doll house view, measuring tool and 3d floor plan.
- Top three selling agent in the Highlands in 2021 and 2022 for number of properties sold.
- Largest independent estate agency in the Highlands.
- No upfront fees.
- All calls and emails monitored out of hours.
- We oversee the whole sales process from start to finish.
- Over 25 Years Experience.
- Drone Photography





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.