



Braal Terrace, Halkirk

Offers Over £100,000



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3 BEDS | 2 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring this beautifully presented family home to the market. With a large enclosed garden to the rear as well as a summerhouse, this lovely home has everything to offer. On the ground floor, the property comprises of a stunning lounge and a stylish fitted kitchen which has good quality integral appliances. Located off the kitchen is a useful utility room. A well-presented downstairs shower room completes the downstairs accommodation. There are also three generous double bedrooms, with the master bedroom benefitting from a useful dressing room. The family bathroom is well presented and benefits from a bath, as well as built in sanitaryware.

Externally, the rear garden is of good portions and has a path that leads from the side to the rear. There is an outside water tap, a patio as well as a raised decking area. On the decking sits a beautiful summerhouse which extends to 3.31x4.29m. Within the summer house is a led strip light, a consumer unit, as well as double sockets, some of which have USB points. There is also a driveway to the front of this wonderful home with parking for two cars.

Located in the village of Halkirk, this home is within a few minutes' walk to a convenience store, a post office and hotels. The primary school is within walking distance and 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 D

Council Tax

Band A

Tenure

Freehold

Viewing

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

Extras

What3Words///denim.undulation.shunts

Key Features

- **QUIET RESIDENTIAL AREA**
- **THREE BEDROOMS**
- **OIL CENTRAL HEATING**



Property Photos



Property Photos



Property Dimensions

Vestibule 1.24x2.11 m

A composite door with a glazed panel leads into the vestibule. There is a pendant light fitting and ceramic floor tiles. This area of the home houses the electric consumer unit. A 15 pane glazed door leads into the spacious inner hall.

Lounge 3.55 x 4.22 m

This bright room has a feature papered wall as well as a central heating radiator. A carpet has been laid to the floor; there are double sockets and a beautiful chrome and glass light fitting. Three windows let plenty of day light flood through.

Utility 1.26 x 2.65 m

The utility has base and wall units with oak laminate worktops. Space can be found for a washing machine and tumble dryer. Laminate tiles have been laid to the floor. There is a pendant light fitting. This room also houses the central heating boiler. Wooden panelling has also been fitted to the walls and a composite door leads outside.

Stairs and landing 2.76 x 1.88 m

A carpeted stairwell leads to the first-floor landing where there is a window to the front elevation. A hatch gives access to the loft void, there is a pendant light fitting, double sockets as well as a central heating radiator. Two cupboards provide storage and doors give access to the bathroom and three bedrooms.

Hall 3.58 x 2.95 m

The inner hall is spacious with grey painted walls and double sockets. There is a chrome drop down light fitting as well as a smoke alarm. A carpet has been laid to the floor. Double doors lead to the lounge, whilst further doors give access to the bathroom, kitchen and hallway.

Kitchen 2.7 x 3.81m

The stunning fitted kitchen has grey base, wall and full height units with laminate worktops. There is an integral oven, induction hob as well as a fridge freezer, dishwasher and a bin store. There is also an integral microwave, oak vinyl flooring as well as a central heating radiator. It also benefits from a black sink with a drainer. A window with a blind faces the rear elevation. It also benefits from an industrial light fitting, a black chimney extractor and floor level lighting. A door leads to the utility room.

Shower Room 1.69 x 2.06 m

This bright room has been partially tiled and benefits from vinyl flooring. There is a shower cubicle with a Triton unit, a toilet and pedestal basin. This room benefits from an extractor fan, a flush light fitting and has an opaque window to the rear elevation. There is also a central heating radiator.

Bathroom

The stunning bathroom benefits from a bath with tiling above. The basin has been built into a grey vanity unit and there's also a toilet. It benefits from a central heating radiator, laminate grey flooring, an illuminated mirror, extractor fan and a flush light fitting.

Property Dimensions

Master Bedroom 3.63 x 3.17 m

The spacious master bedroom has a feature papered wall. A carpet has been laid to the floor. There are power points, one with built-in USB points, a central heating radiator as well as a pendant light fitting. A window faces the rear elevation and a door gives access into the en-suite dressing room.

Bedroom Two 4.51 x 2.62 m

This bright room has a feature painted wall as well as a fitted carpet. There is a central heating radiator, a pendant light fitting and double sockets. A window faces the front elevation.

Dressing Room 1.21 x 2.65 m

This room has painted walls and a fitted carpet. There is also a pendant light fitting.

Bedroom Three 2.65 x 2.81 m

This well-presented room has painted walls as well as a pendant light fitting. A carpet has been laid to the floor. There is a central heating radiator and also double sockets.

Garden Grounds

Externally the rear garden is of good portions and has a path that leads from the side to the rear. There is an outside water tap, a patio, as well as a lovely raised decking area. On the decking sits a beautiful summerhouse which extends to 3.31x4.29m. Within the summer house is a led strip light, a consumer unit, as well as double sockets, some of which have USB points. The summerhouse is currently used as an office and has two windows, as well as a glazed door with a side panel.

Both the floor and roof of the of the summerhouse has been insulated. The summerhouse also has fibre optic internet. The garden also benefits from stone chippings, and a garden storage area. It also houses the oil tank. To the front of the house is a driveway with off road parking for two cars.

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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- 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.