

**Skalva
57 George Street
Halkirk**

**Offers Over
£235,000**



- 3 Bedrooms
- Double Garage
- Stone Outbuilding
- Oil Heating
- Off Road Parking
- Extensive Gardens

Skalva is a 3 (potentially 4) bed traditional stone built cottage with a large double garage and authentic Scottish bothy. Situated in the village of Halkirk, this property is one of the original corner cottages built shortly after the village was planned in 1803. Notably, Halkirk was the first planned village in Scotland. The cottage is L-shaped with 3 bedrooms and one bathroom at one side, and the lounge, kitchen, WC, snug and sun room at the other. The largest bedroom was previously 2 separate rooms and could easily be changed back as the original door still remains. There is parking for at least 4 cars on the driveway and more in the double garage. The garage has power and water and is joined on to the beautifully originally stone bothy. The garden is substantial with a slate terrace, lawn, green house and established plants all round. Heating is oil supplemented by a multifuel stove in the lounge and another in the bothy. Council Tax Band D and EPC rating E.

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What3words ///pulp.update.reclined

**Sun Room** **15' 1" x 7' 10" (4.6m x 2.39m)**

The bright and airy sun room is a welcoming entrance with large windows overlooking the private back garden. There is a large cupboard at the back of the room where the utility can be found. Once the doors are pulled back there are fitted units, with a sink, space for washing machine, oil boiler and pulley. The boiler keeps the space warm and cloths dry quickly on the pulley. The external door is a dark, wooden door with two glazed panels. The floor is tiled and décor is neutral. A glazed oak door leads to the hall.

Entrance Hall **13' 1" x 9' 6" (4.0m x 2.9m)**

The entrance hall connects the main hallway, lounge, WC, kitchen and snug. There is a glazed partition to the snug which can be opened out. There is one built in cupboard and space for some freestanding furniture. Walls are finished with a light textured paper and the carpet is natural coloured.

Kitchen/Diner **13' 9" x 12' 6" (4.2m x 3.8m)**

The kitchen is a square room with space in the centre for a dining table. The kitchen units are fitted along 3 walls giving lots of storage and worktop space. The units are a solid wooden door with a light worktop. There is an eye level oven and separate microwave. Other appliances include an integrated dishwasher, hob and extractor. The sink is stainless steel with centre bowl and mixer tap. Floors are a tile effect vinyl and the walls have a textured white wallpaper.

Snug **8' 10" x 8' 6" (2.7m x 2.6m)**

The kitchen is open plan to the snug where there is room for a small sofa. There is a window to the side garden. Décor is the same as the kitchen.

WC **4' 11" x 2' 11" (1.5m x 0.9m)**

The WC is compact but adequate in size with a white toilet and cloakroom sink. There is a high window with frosted glazing. The walls have a light patterned wallpaper and the floors are tiled.

Lounge/Diner **21' 0" x 12' 6" (6.4m x 3.8m)**

The lounge is a long room with striking stone floor to ceiling feature fireplace with tall tapered chimney breast constructed of dark stone. The stones are varying colours and sizes giving it a rustic textured appearance. The multifuel stove is set into a black polished slate hearth. Colours are neutral with a cream carpet and off-white walls. There are two south facing windows, that look out over the street facing lawn.

Hall **40' 8" x 2' 11" (12.4m x 0.9m)**

The first thing that strikes you about the hallway is the length! With 3 west facing windows, there is plenty light. The carpet is light green with a light textured paper. Skirting, facings and widow cills are a natural wood finish with oak internal doors, brass handles and ironmongery. The bathroom, 3 bedrooms and dressing room are all accessed from the hall.

Bathroom **9' 10" x 8' 6" (3.0m x 2.6m)**

A large bathroom with separate shower and bath. The shower is a chrome, bar style unit fed from the mains hot water. The bath and sink have matching lever operated chrome taps. Décor is a white tile effect vinyl flooring paired with white ceramic tiles and a contemporary green and white patterned wallpaper. There is a large airing cupboard, where towels can be stored.

Bedroom 1 **21' 0" x 12' 10" (6.4m x 3.9m)**

Located at the end of the hallway, bedroom 1 has had a dressing room which has been added by removing a party wall. The resulting bedroom is spacious and bright with 3 windows and light décor. The dressing room has a bank of wardrobes and space for dressing table and other furniture. The door from the dressing room to the hall has been left so the alterations could be reversed to give a 4 bedroom property.

Bedroom 2 **9' 10" x 8' 10" (3.0m x 2.7m)**

This is a smaller double bedroom with green carpet and light walls. There is an east facing window.

Bedroom 3 **9' 10" x 9' 6" (3.0m x 2.9m)**

Bedroom 3 is a double bedroom with east facing window, light carpets and walls.

Bothy **15' 9" x 11' 10" (4.8m x 3.6m)**

The bothy is stone built with a traditional Caithness slate roof, accessed through the adjoining garage. The interior is all bare stone with a strong traditional countryside/cottage feel. The walls are exposed, layered, natural stone with earthy grey, beige and brown tones. The ceiling has exposed sarking boards and heavy timber trusses. The stove is set into a recess, with a grey slate surround. Floors are a light stone coloured tile with fitted central carpet. This room would be great for a get together, band practice, art studio, home office or more.

Garage **21' 0" x 17' 5" (6.4m x 5.3m)**

The double garage has a concrete floor, brick walls and box profile roofing. There is water and electric. The current owners have workshop benches under the window, and an additional fridge, freezer and tumble drier. The space is large and could be adapted for many uses.

Garden

The garden has several distinct areas including a well established bothy garden adding plenty colour through the summer. The bothy garden has a drystone wall and green fencing. There is a stone built shed, and smaller coal shed near the front door. Between the garage and the house is a Caithness slate terrace with a central gravel square. There is a lawn with a washing line behind the garage. Next to this, is a greenhouse. The tarred driveway extends from the street to the garage and has space for several vehicles. From the street, the property is set back from the pavement with a strip of grass.

All carpets, curtains and blinds are included in the sale.





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