



Sinclair Street, Halkirk

Offers Over £115,000



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4 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this beautiful two storey four bedroomed semi-detached family home. Rarely available and occupying a generous corner plot, this immaculately presented home has been finished to a high standard. On the ground floor is a tastefully decorated lounge with a feature wall, an oak mantle as well as a woodburning stove. The stylish modern fitted kitchen has been designed to maximise storage and benefits from having white high gloss units with grey laminate worktops as well as integral appliances. The dining room is located to the front elevation and could be used as a fourth bedroom. Upstairs, there are three generous double bedrooms, as well as a bathroom which has a bath with a shower above. Oak doors have been fitted throughout this lovely home which also benefits from built in storage and oil central heating.

Externally the property occupies a generous plot and has scope to build a garage subject to planning consent. The front lawn is well established with flower borders, hedging, mature plants and trees.

The rear garden is also laid to lawn with a raised rockery which adds character as well a patio, a pergola, a wind breaker, a shed and log store. This garden is private and fully enclosed and also benefits from an outside water tap and an outdoor socket.

Halkirk is just a ten minute drive form 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.



Extra Information

Services

School Catchment Area is - Halkirk Primary, Thurso High School

EPC

EPC - D

Council Tax

Band - B

Tenure

Freehold

Viewing

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

Extras

What3Words:///swift.gobblers.exacted

Key Features

- **Four Bedrooms**
- **Tastefully Decorated Throughout**
- **Large Garden**
- **Sought After Village Location**



Property Photos



Property Photos



Property

Dimensions

Front Vestibule 0.96m x 1.10m

Accessed via a UPVC door, the vestibule has been wallpapered and benefits from laminate flooring. There is a wall light and a partially oak door gives access to the inner hall.

Lounge 3.66m x 4.36m

The beautiful lounge has a feature painted wall and benefits from a grey fitted carpet. There is a central heating radiator as well as wall lights and a pendant light fitting. A focal point within the room is the oak mantel with a woodburning stove- which sits on a Caithness Flag hearth. There are double sockets, a phone point and a window faces the rear elevation.

Bathroom 1.86m x 2.13m

This stylish room has been fitted with wet-wall throughout and benefits from a p-shape bath with a glass screen and shower above. Both the WC and basin have been built into a grey vanity unit which has built in storage. The bathroom also benefits from an illuminated mirror, ceiling downlighters and an extractor fan. There is a blue towel ladder radiator and an opaque window faces the front elevation. Vinyl has been laid to the floor.

Bedroom Three 3.09m x 3.66m

This rear facing room has magnolia painted walls and benefits from a built-in wardrobe with a shelf and hanging space. A carpet has been laid to the floor, there are double sockets, a pendant light fitting and a central heating radiator. This is an exceptionally bright room which has a large window to the side elevation which enjoys an outlook over the well-maintained rear garden.

Inner Hall 2.45m x 1.82m

The inner hall is spacious and benefits from grey wood effect vinyl flooring. There is a pendant light fitting, a central heating radiator and also an understairs storage cupboard. Oak doors lead to the lounge, kitchen and a dining room which could be utilised as a fourth bedroom.

Stairs & Top Landing 2.14m x 1.20m

A carpeted stairwell gives access to the first floor. A window with a blind to the side elevation can be found on the bright landing. There is also a pendant light fitting, smoke alarm and a hatch that gives access to the loft void. Oak doors give access to three bedrooms and the shower room.

Bedroom Two 2.49m x 3.67m

This bright neutrally decorated room benefits from a window with a roman blind to the side elevation. There is a fitted carpet, coving, a pendant light fitting and also a central heating radiator.

Bedroom Four 3.10m x 2.98m

Located to the front of this wonderful home, this room enjoys an outlook over the beautiful front garden. The walls have been painted and there is a feature papered wall as well as a pendant light fitting. A carpet has been laid to the floor; there are double sockets and a central heating radiator. Two oak cupboards provide hanging and shelf space and a large picture window lets plenty of daylight flood through.

Property

Dimensions

Dining room/Bedroom One 3.39m x 2.99m

This ground floor room is of good proportions and benefits from coving, as well as a fitted carpet. There is an industrial light fitting, the walls have been painted and there are double sockets throughout. A shelved cupboard provides storage. Both a central heating radiator and window are positioned to the front elevation. This is a light and bright room.

Gardens

Occupying a large plot, there is plenty of room within the grounds to build a garage. The front lawn has been landscaped and benefits from flower borders with many varieties of hedging, plants and trees. The rear garden benefits from a patio area, a block-built storage shed, a pergola and log store. A raised rockery adds character to the rear garden which is also fully enclosed and benefits from wooden fencing. Within the garden there is also an outside electrical socket, an outside tap and a windshield which is used with the pergola.

Kitchen 2.48m x 3.65m

This stylish room benefits from white high-gloss base and wall units with grey laminate worktops. There is a Zanussi induction hob, a double oven and an extractor fan above. Lighting and chrome power points have been fitted between the units. There is also an integral dishwasher and fridge freezer. The walls have been partially fitted with wet-wall and there is a chrome light fitting. A window faces the side elevation and a UPVC partially glazed door gives access to the beautiful rear garden.

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.