



No 3 Sibster Farm Cottage, Georgemas, Halkirk, KW12 6XA  
**FOR SALE – Offers over £95,000**



## No 3 Sibster Farm Cottage, Georgemas, Halkirk, Caithness, KW12 6XA

- Detached bungalow
- Double glazed windows
- Log burning stove to bedroom 1
- Views over the countryside
- Large garden with 2 garden sheds
- Driveway leading to ample parking

No 3 Sibster Farm Cottage is a 2 bedroom bungalow, situated in the centre of Sibster walk. The property is approximately 6 miles out of Thurso, and half a mile to the closest train station, Georgemas Junction.

Accommodation comprises of sitting room, kitchen, bathroom, 2 bedrooms and a box room/office.

We strongly recommend viewing to see the full potential this property has to offer. 3 Sibster Farm Cottage would be an ideal project.



### Entrance

Entrance into the property is through a UPVC external door, with a frosted glass panel and a cat flap. The electric meter is also housed in the entrance hallway.

### Sitting Room

Generous sized sitting room, with views overlooking the garden. Fitted with vinyl flooring and access to the loft, through a loft hatch.

### Kitchen

The kitchen overlooks the garden and has been fitted with floor and wall units, a stainless steel sink and drainer and vinyl flooring. There is an added feature of a pulley with a Rayburn stove below.

### Bathroom

This bathroom is fitted with a bath and overhead shower, WC and wash hand basin.



**Hallway**

This hallway gives access to the bathroom and bedroom 2, from the kitchen. Fitted with vinyl flooring and the shower switch for the electric shower.

**Bedroom 1**

Accessed from the front entrance, this bedroom has been fitted with carpet flooring, with dual aspect windows providing views over the countryside and a log burner with surround.

**Bedroom 2**

This bedroom is accessed from the back hallway, with dual aspect windows providing views over the countryside and garden.

**Box room/Office**

Accessed from the front entrance, this small box room is situated at the rear of the property, with views over the countryside and flagstone flooring.

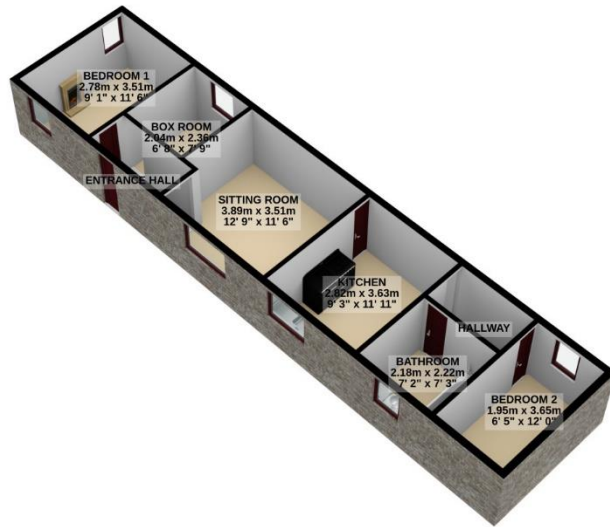
**Outside**

Access to the property is off the A9, down a single track road. This road flows through the Sibster walk, to a driveway leading to the property. The property benefits from ample parking at the end of the driveway, and two garden sheds, one of which is a stone built attached shed. The garden is a generous sized mature garden, that wraps around the property, providing views over the countryside, from all angles.



# Floor Plan

GROUND FLOOR  
54.3 sq.m. (585 sq.ft.) approx.



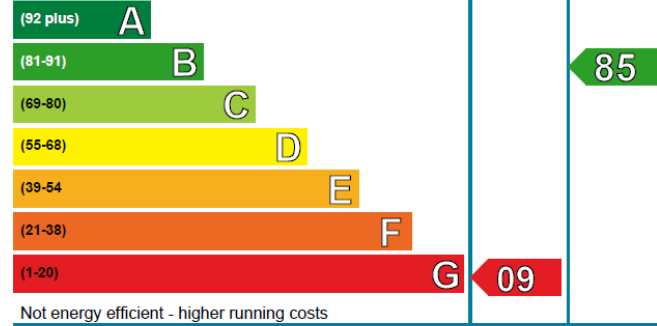
TOTAL FLOOR AREA : 54.3 sq.m. (585 sq.ft.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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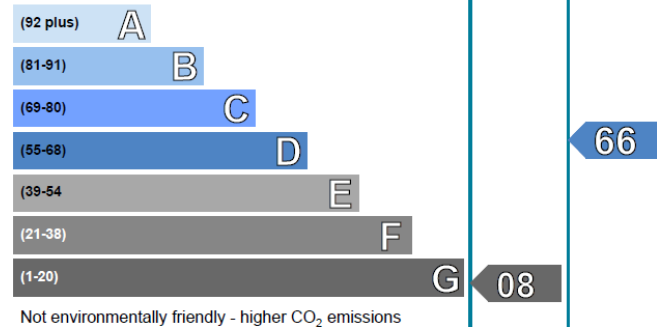


# EPC

Very energy efficient - lower running costs



Very environmentally friendly - lower CO<sub>2</sub> emissions



## COUNCIL TAX

The subjects are in Band C. The Council Tax Band may be re-assessed by the Highland Council when the property is sold. This may result in the Band being altered.

## ENERGY PERFORMANCE RATING

The property has an energy rating of band G.

## SERVICES

Mains electricity and water, private septic tank

## FIXTURES AND FITTINGS

Floor and window coverings are included in the sale price.

## PRICE

Offers over £95,000 are invited.

## VIEWING

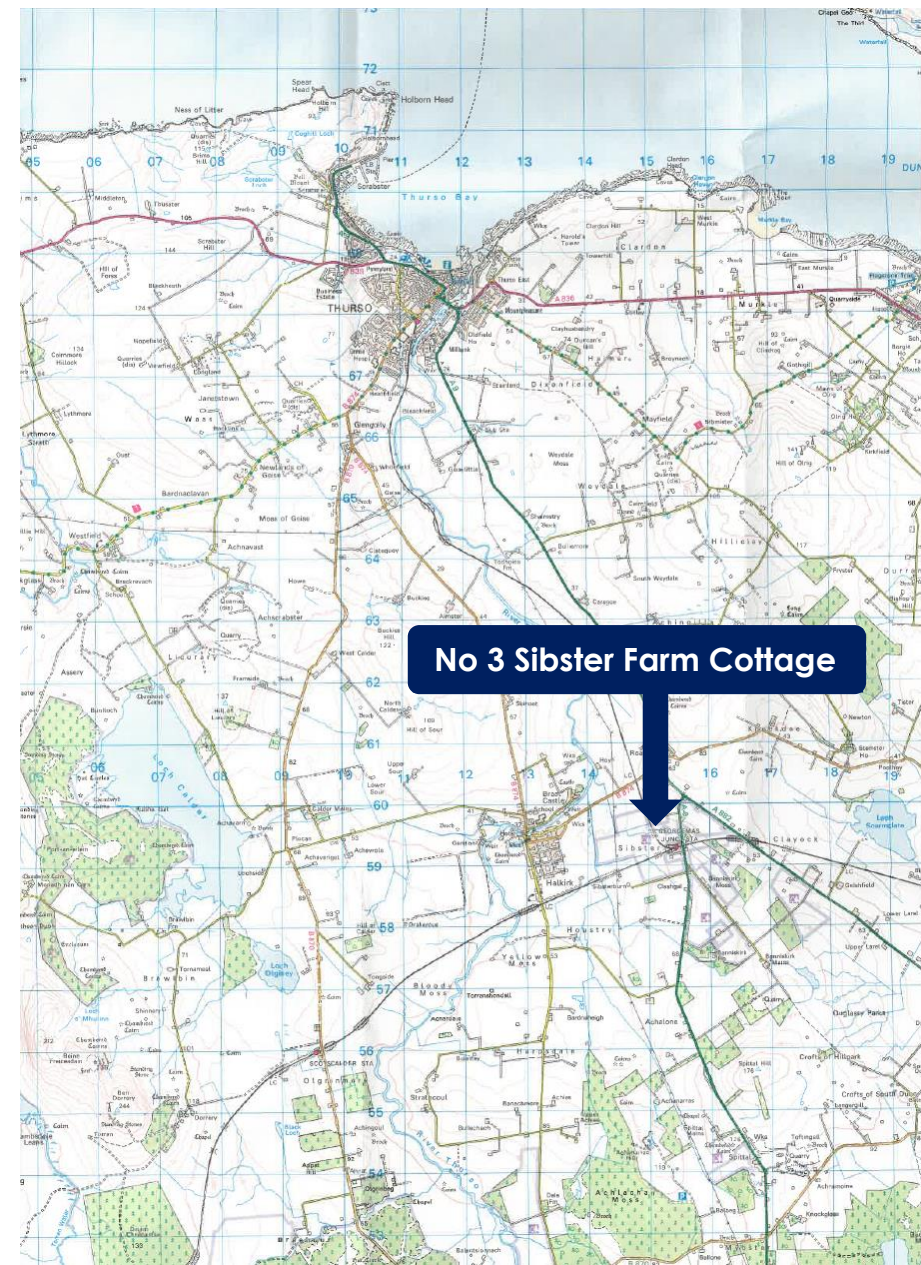
All viewings to be arranged by appointment only through d and h as the sole selling agent:

**Telephone:** 01847 894 379

**Fax:** 01856 872 483

**Email:** [hello@dandhlaw.co.uk](mailto:hello@dandhlaw.co.uk)

**\*All viewings are conducted at the viewers own risk.**



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NOTES - These particulars have been prepared following inspection of the property on the 06 March 2020 and from information furnished by the sellers on that date. These particulars do not form part of any offer or contract. All descriptive text and measurements are believed to be correct but are not guaranteed or warranted in any way, nor will they give rise to an action in law. Any intending purchaser are recommended to view the property personally and must satisfy themselves as to the accuracy of the particulars. Interested parties should note their interest with the selling agents. However, the seller retains the right to accept an offer at any time without setting a closing date. We accept no responsibility for any expenses incurred by intending purchasers in inspecting properties.