



34 (& 34a) Church  
Street,  
Halkirk

A delightful four-bedroom home located in the popular village of Halkirk

Also available for sale with this four bedroom, storey and a half cottage is an attached one-bedroom cottage, both of these properties may be sold together as a package.

The accommodation on the ground floor in the main property comprises of an entrance vestibule, hallway, lounge, kitchen with dining and lounge area, utility room, family bathroom, three double bedrooms (one with en-suite) and a drying area, whilst on the first floor you will find one double bedroom and a study with another study area on the spacious landing.

Benefiting from a modern fitted kitchen, double-glazed timber windows and doors and oil central heating. Outside there is a fully enclosed garden to the front and rear of the property. You will find large driveways allowing off road parking along with a workshop and outdoors games room

**Offers Over £190,000 (or as a package, Offers Over £235,000)**

# Accommodation

**Entrance Vestibule:** 1.73m x 0.82m (1.39 at widest)  
Entrance leading to hallway

**Hallway:** 8.00m x 0.93m + 5.81m x 3.03m  
A large hallway leading to the lounge, kitchen, family bathroom, utility room, 3 bedrooms and to the stairs

**Lounge:** 6.26m x 3.97m  
Spacious room with a multi fuel burner. This room also benefits from having two windows, which allow in plenty of natural light and a patio door leading to the garden.

**Kitchen / diner / lounge area:** 6.57m x 4.72m  
This spacious room benefits from a modern fitted kitchen with ample eye and base units including a built in cooker and dishwasher. There are ample windows allowing views to the garden and a patio door leading out to the garden

**Bathroom:** 3.00m x 2.00m  
Family bathroom with a Wc, Whb, bath and separate shower cubicle with a mixer shower

**Utility:** 4.05m x  
Allowing access to the rear garden, this room houses the Oil boiler and is plumbed for a washing machine.

**Master Bedroom:** 3.40m x 2.27m (4.02m at widest)  
Double bedroom with built in wardrobes, an en-suite and views to the front of the property

**En-suite:** 1.67m x 1.66m  
With a WHB, WC and a shower cubicle with a mixer shower



# Accommodation

**Bedroom 2:** 4.74m x 3.60m

A first floor double bedroom with a coombed ceiling

**Bedroom 3:** 3.35m x 2.90m

A double room with a built in wardrobe and views to the front of the property

**Bedroom 4:** 3.02m x 2.90m

Currently being used as a lounge / games room with views to the front of the property

**Bedroom 5 / Study: 3.61m x 1.99m**

First floor room, currently being utilised as a study

**Landing:** 1.93m x 1.89m

Providing access to the second bedroom and the study. This space is currently being utilised as an office area with a desk. There is a Velux window, which provides this area with natural light

**Outside:**

You will find a decked area, which is currently being used, as an outdoor dining area. There is a single detached workshop with an attached games room/summer house and a driveways to allow off road parking.

There is a large enclosed garden area with mature plants, trees and shrubs surrounding the property. There is also a wildlife pond.

Along with this property, there is the option to purchase an attached one bedroom cottage.





# Floor plans



While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, duration and applicability of this plan should be confirmed with the seller and no guarantee as to their accuracy or efficiency can be given.  
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### **COUNCIL TAX**

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

### **ENERGY PERFORMANCE RATING**

The property has an energy rating D

### **SERVICES**

Mains services, telephone

### **FIXTURES AND FITTINGS**

All floor coverings and window furnishings are included in the sale price.  
The full contents of 34a Church Street, Halkirk are also available

### **VIEWING**

For an appointment to view telephone  
d and h on 01847 894379

### **PRICE**

Offers Over £235,000 are invited  
Including the attached one bedroom bungalow.  
(For sale separately at Offers Over £190,000)



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NOTES - These particulars have been prepared following an inspection of the property on September 2018 and from information furnished by the sellers on that date. Whilst every care has been taken in the preparation of these particulars they are not guaranteed or warranted in any way, nor will they give rise to an action in law. In particular it should be noted that all measurements are approximate only. Prospective purchasers are recommended to view the subjects personally. 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

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