

FOR SALE

**Marrbank,
Camilla Street,
Halkirk,
KW12 6YQ**



**Offers Over
£152,000**

About The Property

LOCATION

The property is situated in the popular village of Halkirk within walking distance of the local primary school and amenities. Halkirk is approximately 7 miles from Thurso.

ACCOMMODATION

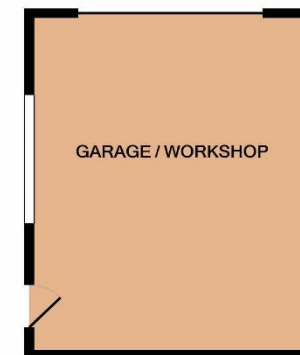
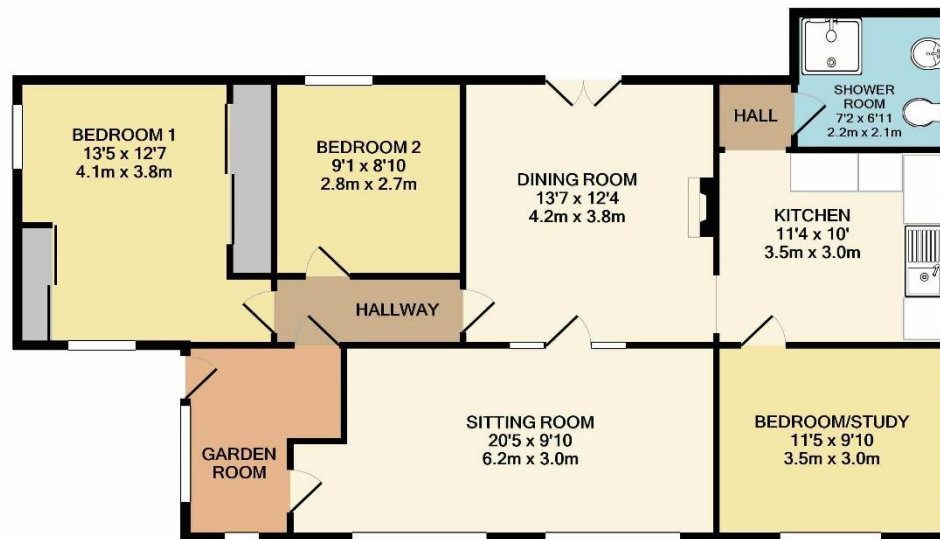
Accommodation comprises of sitting room, kitchen, dining room, shower wet room, 2 bedrooms, additional bedroom/study, hallway and garden room.

The property was re-clad in 2016 and viewing is highly recommended.

DESCRIPTION

Marrbank is a well presented detached single storey bungalow with:-

- UPVC double glazed windows & external doors
- Oil fired central heating
- Kitchen – built in units with integral electric hob and oven
- Shower Room – modern wet room with shower, wash hand basin and W.C.
- Built in wardrobes to main bedroom
- Fully enclosed surrounding garden
- Garage and carport



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2020

Photographs

Sitting Room



Kitchen



Dining Room



Bedroom 1



Garden



Garage

COUNCIL TAX

The subjects are in Band B. 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 D (57).

SERVICES

Mains services, telephone, broadband and TV aerial.

FIXTURES AND FITTINGS

Floor coverings, light fittings, washing machine, electric cooker and free standing fridge/freezer are included in the sale price.

PRICE

Offers over £152,000 are invited.

VIEWING

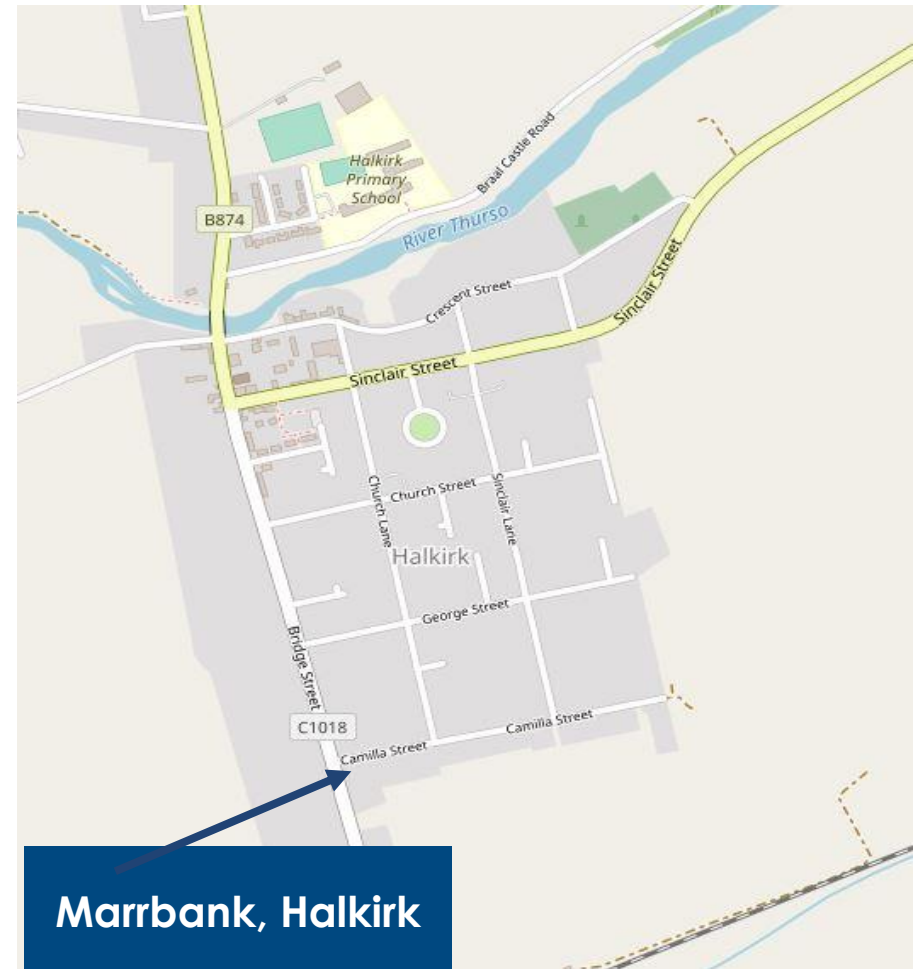
All viewings to be arranged by appointment only through d and h as the sole selling agent:

Telephone: 01847 894 379

Fax: 01856 872 483

Email: enquiries@dandhproperty.co.uk

NOTES - These particulars have been prepared following inspection of the property in August 2018 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.



Marrbank, Halkirk

© OpenStreetMap contributors – www.openstreetmap.org
This map is made available under the Open Database Licence

d and h,
7/9 Princes Street,
Thurso,
Caithness,
KW15 1HQ



www.dandhlaw.co.uk