FOR SALE

36 Church Street,
Halkirk,
Caithness,
KW12 6YD

Offers Over
£110,000

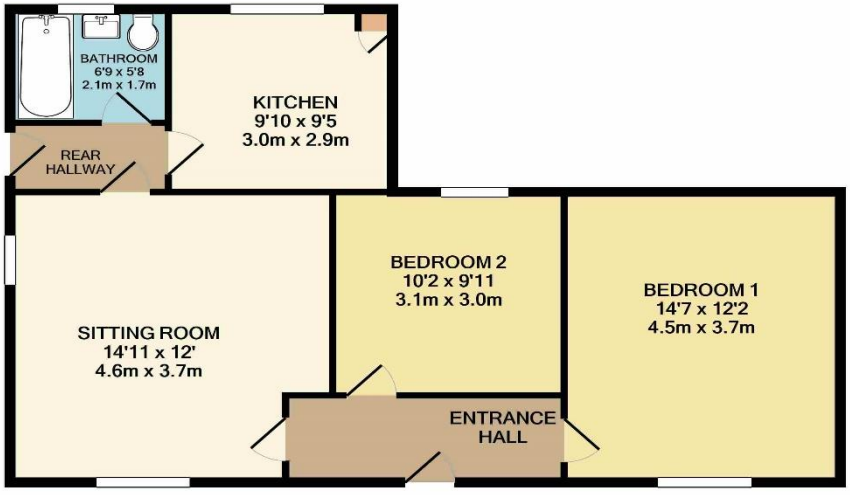
About The Property

LOCATION

The property is situated in a quiet residential area of Halkirk within a short walk of the local primary school and amenities. Halkirk is approximately 7 miles from Thurso.

ACCOMMODATION

Accommodation comprises of entrance hall, sitting room, kitchen, two bedrooms, rear hallway and bathroom.



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

DESCRIPTION

36 Church Street is a traditional 2 bedroom detached single storey property with:-

- UPVC double glazed windows and external doors
- Open fire to sitting room with decorative tiled surround
- Bathroom – bath, wash hand basin and W.C
- Stainless steel kitchen sink
- Built in press cupboards to both bedrooms
- Surrounding garden
- Land extending to c.1 acre which may be suitable for development, subject to obtaining Local Authority Consent.

Viewing is recommended to appreciate the properties full potential.

Photographs

Sitting Room

Kitchen

Bedroom 1

Bedroom 2

Rear Garden

Garden / Land

COUNCIL TAX
The subjects are in Band A. 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 F (22).

SERVICES
Mains services, telephone and TV aerial.

FIXTURES AND FITTINGS
Floor coverings, light fittings and electric cooker are included in the sale price.

PRICE
Offers over £110,000 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@dandhlaw.co.uk**

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

NOTES - These particulars have been prepared following inspection of the property in May 2019 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.

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

d and h PROPERTY

www.dandhlaw.co.uk