



34 & 34a  
Church Street,  
Halkirk

A one bedroom attached cottage, located in the popular village of Halkirk

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

The accommodation consists of an entrance hall with a storage cupboard, lounge, kitchen, shower room, store cupboard and one bedroom.

Benefiting from a modern fitted kitchen, double glazed upvc windows and doors and electric heating which was installed in August 2017.

Outside there is an enclosed garden to the rear of the property. There are large driveways at the adjoining property

**Altogether, Offers Over £235,000 or Separated, Offers Over £45,000**

# Accommodation

**Hall:** 2.97m x 1.20m

Entrance hall with storage cupboard. Access to lounge

**Lounge:** 4.18m x 3.12m

A spacious room with fireplace, 2 windows and access to the kitchen and bedroom

**Kitchen:** 2.82m x 2.56m (3.47m at widest)

Fitted kitchen with ample eye and base units. Views across the garden, exit to the garden and access to shower room

**Shower room:** 1.79m x 1.53m

A wet room with Wc, Whb and shower area

**Bedroom:** 2.89m x 2.89m

Double bedroom with a built in cupboard and views to the garden

**Outside:**

There is a large enclosed garden area with mature plants and shrubs surrounding the property.

Along with this property there is the option to purchase the attached storey and a half, 4 bedroom cottage.



# Photographs



# Floor plan



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.  
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### **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

### **SERVICES**

Mains services, telephone, broadband and TV aerial

### **FIXTURES AND FITTINGS**

Various white goods and furniture at this property are available to purchase.  
Also included in sale price, is the attached, extended 4-bedroom bungalow with the floor coverings and window furnishings

### **VIEWING**

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

### **PRICE**

Offers over £235,000 are invited.  
(Including the extensive four bedroom attached cottage)  
(Separately this property is for sale at offers over £45,000)



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NOTES - These particulars have been prepared following an inspection of the property in 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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