



Marrbank,
Camilla St, Halkirk
KW12 6YQ



An attractive 2/3 bedroom home located in the popular village of Halkirk.

This 2/3 bedroom, detached bungalow is located in a quiet residential area. The property is only a short drive from the nearest town of Thurso and is only a short walk to the nearest primary school and other local amenities.

Benefiting from oil central heating and white upvc double glazed windows. The accommodation comprises of a lounge, kitchen, dining room, two bedrooms, a shower/wet room and study/3rd bedroom. Whilst outside, there is a fully enclosed surrounding garden, garage and carport area allowing plenty of off road parking.

Viewing is highly recommended.

Offers Over £139,950 (Reduced from £149,500)

Accommodation

Lounge: 6.22m x 3.00m

Access to the dining room and garden room. This room has several large windows with views to the garden and allowing in plenty of natural light

Lounge / Dining room: 4.15m x 3.76m

Access to the lounge, hallway and kitchen. With a fireplace which is currently capped but can easily be re-opened. This room also has a main entry from Camilla Street

Kitchen: 3.46m x 3.04m

Fitted kitchen with ample eye and base units including an integrated electric hob and oven. Views over the garden

Bedroom 1: 4.10m x 3.83m

Double bedroom with 2 sets of built in cupboards and two windows allowing in plenty of natural light

Bedroom 2: 2.78m x 2.68m

Double room with views to the front of the property

Breakfast room / Bedroom 3 / Study: 3.47m x 3.00m

Currently being used as study, this room is accessed from the kitchen so would also make an ideal breakfast room with two windows looking over the garden

Hallway: 2.79m x 1.07m

Access to both bedrooms, lounge and garden room

Shower room: 2.19m x 2.12m

A modern wet room with a shower area, wash hand basin and Wc

Outside:

There is a secure and fully enclosed surrounding garden with a garage and car port allowing ample parking space. The property was re-clad in 2016.



Accommodation



Floor plan



Every effort 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 misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The structure, systems and equipment 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 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.

SERVICES

Mains services, telephone, broadband and TV aerial.

FIXTURES AND FITTINGS

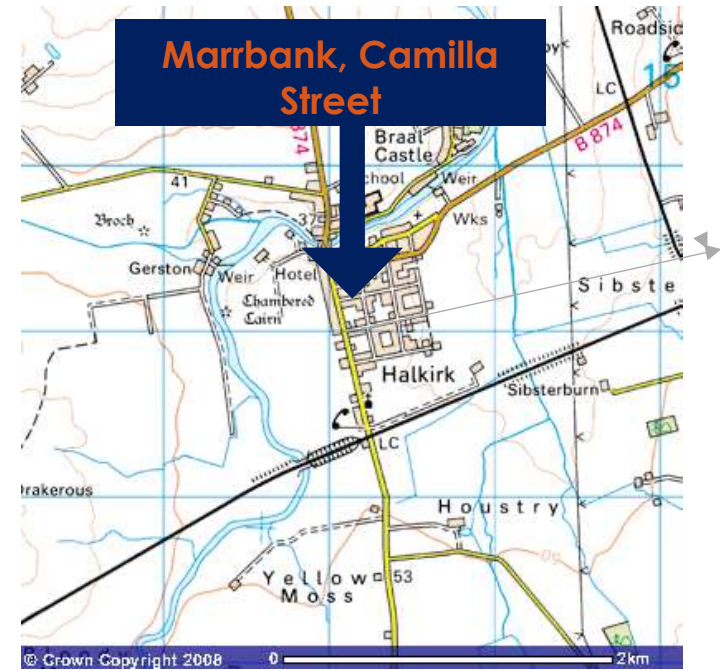
The floor coverings, light fittings, washing machine, electric cooker and free standing fridge freezer are included in the sale price.

VIEWING

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

PRICE

Offers Over of £139,950 are invited.
(Reduced from £149,500)



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