



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**14 Fairview House**

HALKIRK, CAITHNESS, KW12 6XF



# The Location

HALKIRK, CAITHNESS, KW12 6XF

Fairview house is located in Halkirk, Caithness which is Scotland's most northerly mainland region. This historic county has long been at the forefront of industry and innovation, and the region's economic profile is one of growth. Now is the perfect time to invest in affordable residential property in this area.

The historic village of Halkirk sits on the main road from Inverness to Thurso on the A9. With quick access to both Thurso and Wick, the village is perfectly placed to take advantage of the booming new industries coming to Caithness.

Opportunities ahead include: The UK space Port, the north coast of Scotland will now be home of the UK's first spaceport, in a major investment from private and public sector funds. Halkirk lies within commuting distance of the new site. Other associated benefits include major upgrades to road infrastructure and other capital projects, offering significant local employment opportunities. Recent reports of the first tidal-powered data centre in the world are to be set up in Caithness in the next five years which would also give a major economic boost to the area.

NC500; Halkirk lies within the North Coast 500 tourist route, bringing over 29,000 additional tourist visitors to the area and adding £22m to the local economy.

Ports, oil and gas; The major ports of Wick and Scrabster have recently undergone multi-million-pound extensions, servicing fishing, oil, gas and renewable energy. Work at these ports will allow for major growth in the local economy over the next 20 years.

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This apartment is a one-bedroom flat and forms part of a recently renovated former workhouse. The building now comprises of 17 apartments of various sizes. It benefits from a large private car park and fantastic views over the village of Halkirk. The exterior was recently insulated, improving the flats' energy efficiency.

The flats have been renovated and developed to a high standard, however, there is the potential to improve these by the new owners to increase the potential yield or for personal use. The flats are decorated and carpeted throughout, with lino flooring in the kitchens and bathrooms.

The main entrance to Fairview House is via the front communal door, which gives access to the well-maintained hallway (with post box). This hallway, in turn, gives access to the flats. The flats are bright and boast a large ample living and storage space. The kitchen areas are fitted with a range of wall and base units, and incorporate stainless-steel sink and drainers, oven and hob with overhead extractor hood. The bathrooms include a three-piece white suite. The flats also benefit from good storage.

Fairview House is currently maintained by a caretaker, (overseen by a letting agent) who lives locally. The units are easily managed at arm's length from anywhere in the world. If required a friendly letting agent is in place and is available to manage the flats for a new owner.

The government LIFT scheme is available for purchase subject to a buyer's individual status, further information on this scheme is available on request. Viewings are by appointment only.

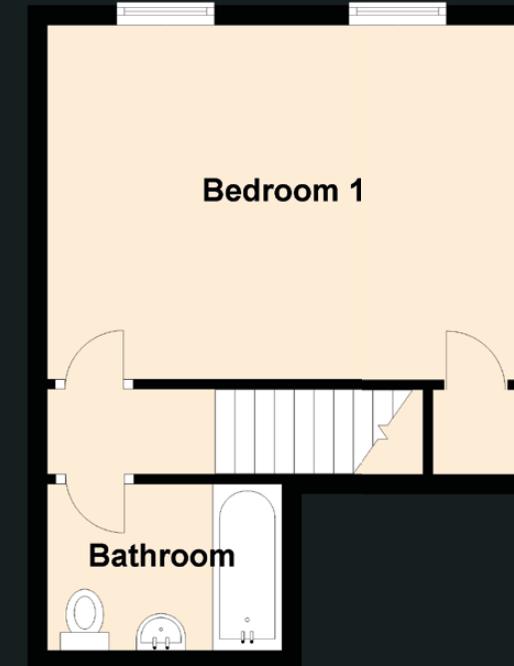
**The flats are currently tenanted, the current owner will not ask anyone to move out for the sale. Flats will either be sold with a sitting tenant or vacant possession if they are between tenancies.**





# Specifications & Details

## FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	4.80m (15'9") x 4.60m (15'1")
Bedroom 1	4.80m (15'9") x 3.50m (11'6")
Bathroom	2.40m (7'10") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 50m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): Fixed floor coverings and blinds where applicable. 3% discount is available for multiple property purchases.

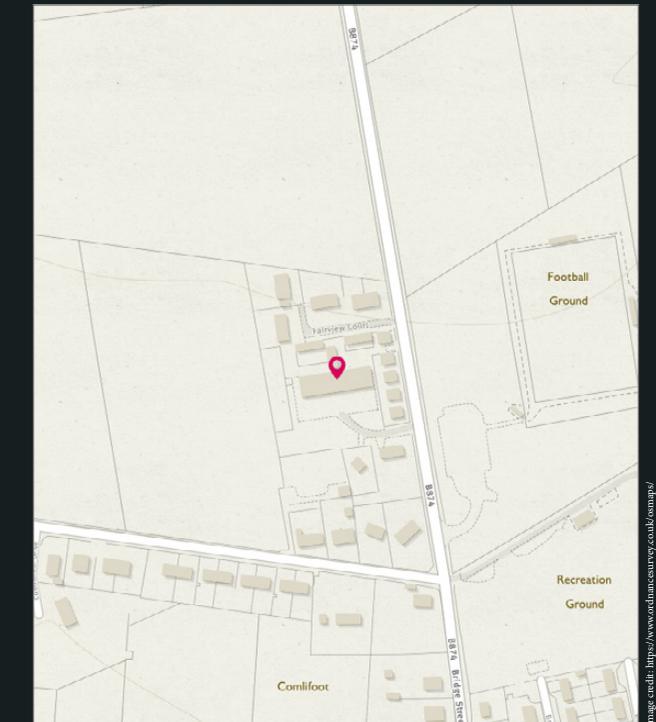
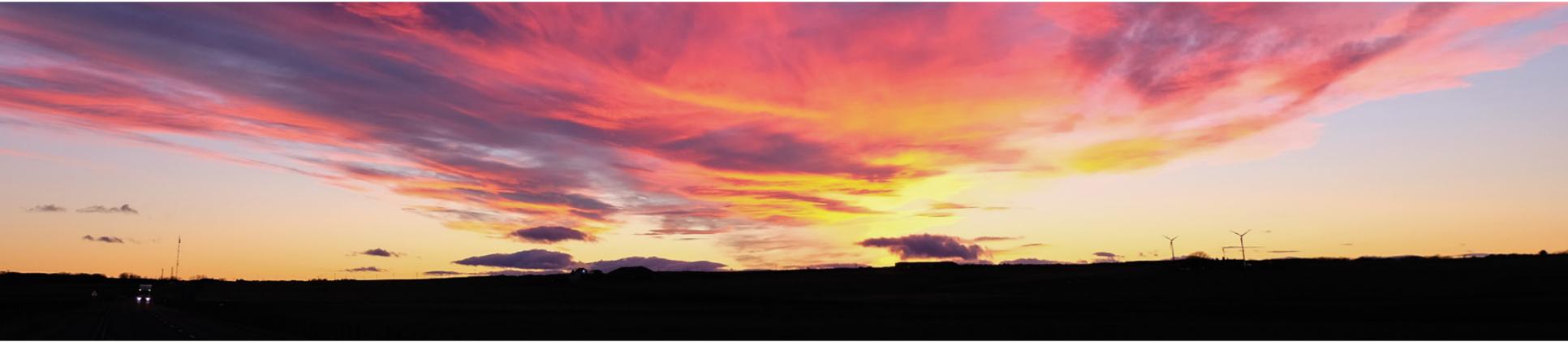


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Text and description  
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