




McEwan Fraser Legal
Solicitors & Estate Agents
01463 211 116

Torran
SINCLAIR STREET, HALKIRK, KW12 6XP



Halkirk

KW12 6XP

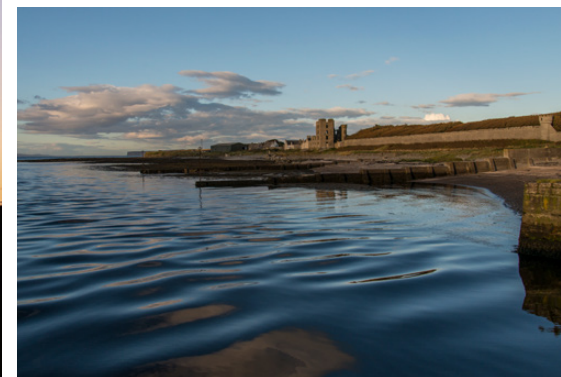
Torran is located on the edge of the village of Halkirk, with its primary school, shops, hotels and restaurants also giving easy access to local services at Thurso (six miles) and Wick (sixteen miles).

Secondary and further education is provided in Thurso and with the planned future investments and growth of industries in the north, this is an ideal location to live and work and is well known for having a welcoming community.

Both Thurso and Wick have a greater range of shops, services, supermarkets and educational establishments along with Caithness General Hospital. Wick Airport has daily flights to Edinburgh and Aberdeen where further domestic and international connections are available.

Inverness, just over two hours drive away via the A9 trunk road, provides a range of retail parks along with excellent cultural, educational, entertainment and medical facilities. A regular rail service connects Wick and Thurso to Inverness and inter-city trains to the south.

The Scottish Highlands are a magnet to lovers of the outdoors and the ruggedness of the Northwest Highlands, often referred to as the last great wilderness in Europe, offers some of the most beautiful beaches and mountains in Scotland.





Torran

SINCLAIR STREET, HALKIRK, KW12 6XP

“... well-presented four-bedroom bungalow situated in the peaceful village of Halkirk ...”

McEwan Fraser Legal are delighted to offer a wonderful opportunity to purchase this well-presented four-bedroom bungalow situated in the peaceful village of Halkirk just over six miles from Thurso and sixteen miles from Wick.

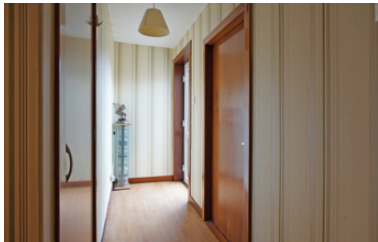
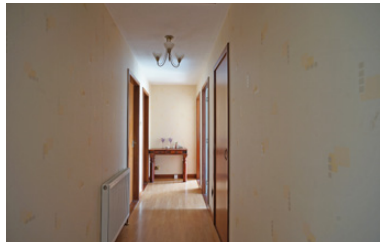
The rooms are all on one level and consists of large lounge with multi-fuel stove, spacious and bright double-aspect family-room with patio doors to the garden, open-plan fitted Poggenpohl kitchen with island (and also including LPG hob, electric oven and freezer), four bedrooms with the master bedroom having en-suite shower, WC and wash-hand basin. The accommodation is completed by the family bathroom with spa bath and separate double shower cabinet.

The property benefits from oil-fired central heating (new boiler fitted in 2017) and double-glazing throughout.

The property is set in a generous garden plot laid to a mix of lawn and hedging with a large area of stone chips providing parking at the property for a number of vehicles and leading up to the integral garage/workshop.

This attractive property would make a warm and welcoming family, holiday or retirement home.





Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	7.15m (23'5") x 4.06m (13'4")
Kitchen	6.46m (21'2") x 3.60m (11'10")
Dining Room	5.58m (18'4") x 3.61m (11'10")
Bedroom 1	4.06m (13'4") x 3.37m (11'1")
En-suite	3.37m (11'1") x 1.37m (4'6")
Bedroom 2	4.83m (15'10") x 4.26m (14')
Bedroom 3	4.26m (14') x 3.10m (10'2")
Bedroom 4	3.15m (10'4") x 3.10m (10'2")
Bathroom	3.60m (11'10") x 2.28m (7'6")
Garage	5.99m (19'8") x 3.06m (10')

Gross internal floor area (m²): 156m² | EPC Rating: E

Extras (Included in the sale): Integrated LPG hob and electric oven, freezer, curtains, blinds and fitted floor-coverings.

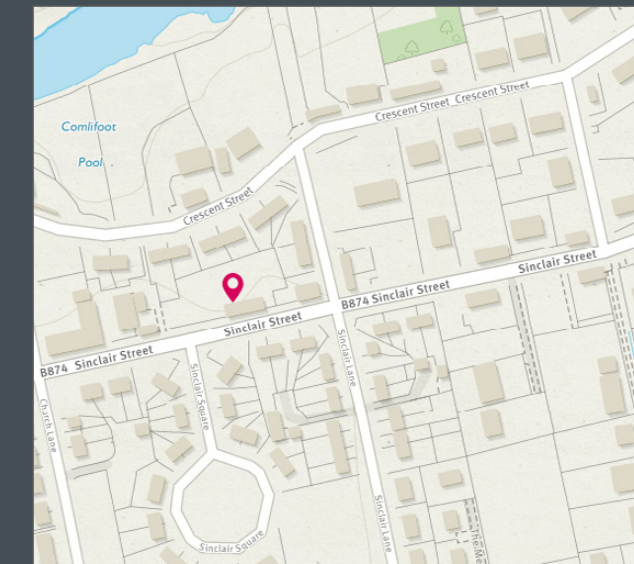


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



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