



**Grapeg
Harpsdale
Halkirk**

**Offers in the
Region of
£310,000**



- 5 Bedrooms
- Detached house
- Games room
- Panoramic views
- Ashley Ann kitchen
- Integral garage

A 5 bedroom detached house located in the scenic countryside of Harpsdale, just 8 miles from Thurso and a couple of miles from Halkirk village. The home features an integral garage and benefits from proximity to local amenities, including shops, a Post Office, a primary school, and a doctor's surgery. The location offers a balance of rural tranquility with convenient access to essential services and community facilities. The property comprises on the ground floor of a porch, hall, lounge, kitchen/diner, utility room, bathroom and 3 bedrooms, one with en-suite. On the first floor there are 2 bedrooms, one with en-suite and a large games room. The property has an extensive wraparound garden with driveway and benefits from panoramic Caithness views. Oil central heating and double glazed throughout. Energy Efficiency Rating C and Council Tax Band E.

For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk
What3words ///sundial.impulse.question

**Porch** **5' 7" x 5' 10" (1.7m x 1.78m)**

Enter via a half glazed front door into a vestibule. It is neutrally decorated with a radiator and Karndean floor. Double half glazed doors open into the hallway.

Hall **24' 8" x 3' 11" (7.52m x 1.2m)**

An L-shaped, carpeted hall that has doors accessing the porch, lounge, kitchen/diner, bathroom, 3 bedrooms and 2 built in cupboards.

Lounge **16' 3" x 15' 2" (4.96m x 4.62m)**

Enter the lounge via half glazed double doors. A spacious, well proportioned room which is carpeted and neutrally decorated. A window overlooks the front of the property and provides plenty of natural daylight to the room.

Kitchen/Diner **29' 11" x 11' 11" (9.11m x 3.63m)**

A single half glazed door leads into the large kitchen/diner that has 2 windows and a patio door overlooking the rear garden and countryside views beyond. A naturally light room decorated in a neutral style with a tiled floor. At one end of the room is a door to the utility room and at the other end is a carpeted staircase giving access to the first floor. The kitchen has a contemporary fitted Ashley Ann kitchen with light wood wall and base kitchen units with grey worktop and splashback. The wall units incorporate a built in plate rack and the base unit a dishwasher. There is a modern built in cooker extractor hood above a standalone Belling Range dual fuel cooker with a 5 ring gas hob, 2 electric ovens and grill. There is space for an American style fridge freezer within floor to ceiling units. Both appliances are included in the sale. The kitchen has space for a table and seating for at least six people.

Utility Room **13' 1" x 7' 5" (4m x 2.25m)**

The Ashley Ann kitchen continues into the utility room which houses a stainless steel sink and drainer with plumbing for a washing machine and tumble dryer. There is a window overlooking the rear garden and a door to the garage and an external door opening out to the side of the house.

Garage **19' 5" x 13' 1" (5.93m x 4m)**

The garage has an electric up and over door, a window overlooking the side of the property and a rear internal door leading into the utility room. It has a concrete floor and electric strip lighting.

Bathroom **7' 0" x 11' 11" (2.14m x 3.62m)**

The bathroom has a tiled floor, white bath, toilet, wash hand basin and separate shower cubicle. It has a frosted window and ceiling extractor fan that gives ventilation to the room. A contemporary stone tiled splashback is around the bath and a dark grey wet wall is around the shower. There is a heated towel rail which completes the room.

Bedroom 1 **11' 11" x 10' 11" (3.64m x 3.32m)**

Bedroom 1 is a well proportioned room with an en-suite. The room is neutrally decorated, carpeted with 2 double wardrobes with wooden sliding doors. A window overlooks the front of the property making the room nice and light.

Bedroom 1 en-suite **3' 11" x 8' 1" (1.2m x 2.46m)**

A neutrally decorated room with a tiled floor and frosted window. There is a built in shower cubicle with a mains shower, wet wall and a ceiling extractor fan. A white toilet, wash hand basin and chrome heated toilet rail complete the room.

Bedroom 2 **11' 11" x 11' 11" (3.62m x 3.62m)**

Bedroom 2 is carpeted, has a double built in wardrobe with wooden sliding doors and a window overlooking the rear garden and fields beyond. It is neutrally decorated and a bright, airy room.

Bedroom 3 **9' 10" x 10' 10" (3m x 3.3m)**

Bedroom 3 is carpeted, neutrally decorated and has a built in double wardrobe. A window overlooks the front of the property providing plenty of natural daylight to the room.

Games Room **20' 2" x 18' 8" (6.14m x 5.7m)**

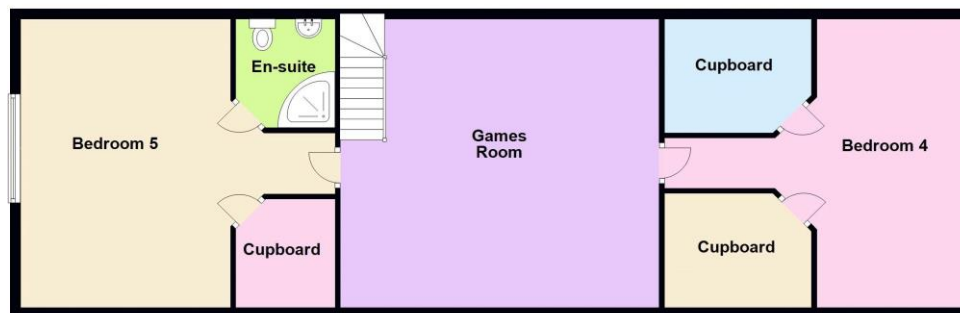
The first floor is accessed by the staircase from the kitchen/diner. It opens up immediately into a large room which is currently being used as games room. It is carpeted, neutrally decorated and has small access doors into the roof void for storage and a door at either end for bedrooms 4 and 5. The games room has a pool table which is included in the sale.



Ground Floor



First Floor



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