



Grapeg Harpsdale

**Offers Over
£295,000**



- 5 Bedrooms
- Games room
- Ashley Ann kitchen
- Detached house
- Chain free
- Integral garage

**** £15,000 below Home Report valuation ****

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, 3 bedrooms with one having an en-suite and a bathroom. 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.

Bedroom 4 22' 10" x 18' 7" (6.95m x 5.67m)

Very spacious room that is neutrally decorated with a large window in the gable end wall overlooking the sides of the property with views of the garden and surrounding countryside. It has 2 large cupboards which could be converted to dressing room and en-suite.

Bedroom 5 19' 6" x 18' 8" (5.95m x 5.69m)

Identical to bedroom 4. It is a spacious room that is neutrally decorated with a large window in the gable end wall overlooking the sides of the property with views of the garden and surrounding countryside. It has doors opening into a dressing room and an en-suite.

Bedroom 5 en-suite 6' 3" x 7' 3" (1.9m x 2.2m)

An internal shower en-suite that has a white wash hand basin, toilet and a corner shower with a wet wall splashback and a mains shower. A heated towel rail and ceiling extractor fan completes the room.

Garden

There is an extensive wraparound garden which has a secure, fenced rear garden and wooden patio. The front garden has a large driveway which could easily park 5 cars. The garden is laid to lawn.

All carpets, curtains, blinds, range cooker, American fridge freezer and pool table are included in the sale.

Please call Pollard Property on 01847 894141 to arrange a viewing.

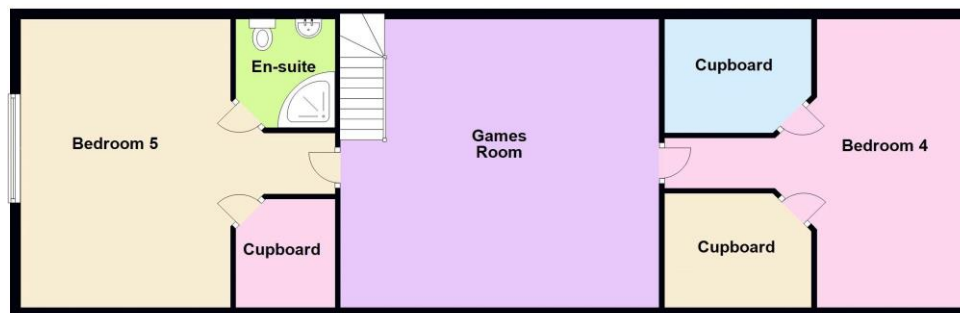




Ground Floor



First Floor



Asking Price in Scottish Legal Form to Pollard Property. **Viewing** by appointment through Pollard Property, call 01847 894141. **Entry** by arrangement **For current tax bandings:** www.saa.gov.uk **Mortgage Information:** please phone us to discuss your requirements. **Valuation:** If you would like a **FREE**, no obligation valuation and market appraisal on your property please contact us on 01847 894141.

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