



**Glen Eden
2 Church Court
Halkirk**

**Offers over
£85,000**



- 1 Bedroom
- Off road parking
- Large conservatory
- Semi-detached bungalow
- Low maintenance garden
- Village location

Nestled in the tranquil and picturesque village of Halkirk, this delightful semi-detached 1-bedroom bungalow offers comfortable living with a spacious conservatory and a low-maintenance garden. The property also benefits from off-road parking, providing convenience and peace of mind. Perfect for first-time buyers or those looking to downsize, this charming home is within walking distance of the village's amenities, including a primary school, post office, convenience store, hotel, and doctor's surgery. The quiet, friendly neighbourhood adds to its appeal, making it a perfect retreat for anyone seeking a relaxed lifestyle in a scenic setting.

The property comprises of lounge, kitchen, bathroom, bedroom and conservatory. Electric heating and double glazing throughout. Electric central heating and double glazed throughout. Council tax band A and energy performance rating E.

For a Home Report and the 360 tour, please go to our website: www.pollardproperty.co.uk
What3words: ///fingertip.baths.human

**Conservatory** **14' 3" x 9' 1" (4.35m x 2.77m)**

Approach the property via the off road parking gravel area and up 3 steps to the conservatory's French doors. This spacious room has windows on 3 sides, a pitched roof and laminate flooring. A single door opens into the galley kitchen.

Kitchen **7' 9" x 7' 9" (2.35m x 2.36m)**

The sunny galley kitchen has a window overlooking the rear garden and laminate flooring. There are fitted kitchen wall and floor units in cream with a grey speckled worktop and black tile splashback. There is an integrated fridge freezer and space for a standalone electric oven and plumbing for a washing machine. A door opens into the hall.

Hall **10' 3" x 3' 6" (3.13m x 1.07m)**

The sunny hall is neutrally decorated and has laminate flooring. There are internal doors to the lounge, kitchen, bathroom and large storage cupboard and an external one to the rear garden.

Bathroom **6' 11" x 5' 8" (2.11m x 1.73m)**

The well proportioned bathroom has a large frosted window overlooking the rear garden providing plenty of natural daylight to the room. The walls are half tiled and offer a splashback to the white pedestal wash hand basin, toilet and bath that is accompanied by an electric shower.

Lounge **11' 5" x 9' 7" (3.48m x 2.93m)**

The lounge is well proportioned with a large window overlooking the front of the property which floods it with daylight. The room has laminate flooring and is neutrally decorated. A door leads into the bedroom.

Bedroom **11' 3" x 7' 10" (3.44m x 2.39m)**

The double bedroom that has laminate flooring and a large window overlooking the front garden. It is neutrally decorated and has a single built in cupboard and a double built in wardrobe.

Gardens

The rear garden has a fence boundary with a gravel area and a wooden shed. At the front of the property there is a gravelled garden and driveway for off road parking.

All curtains and blinds are included in the sale.

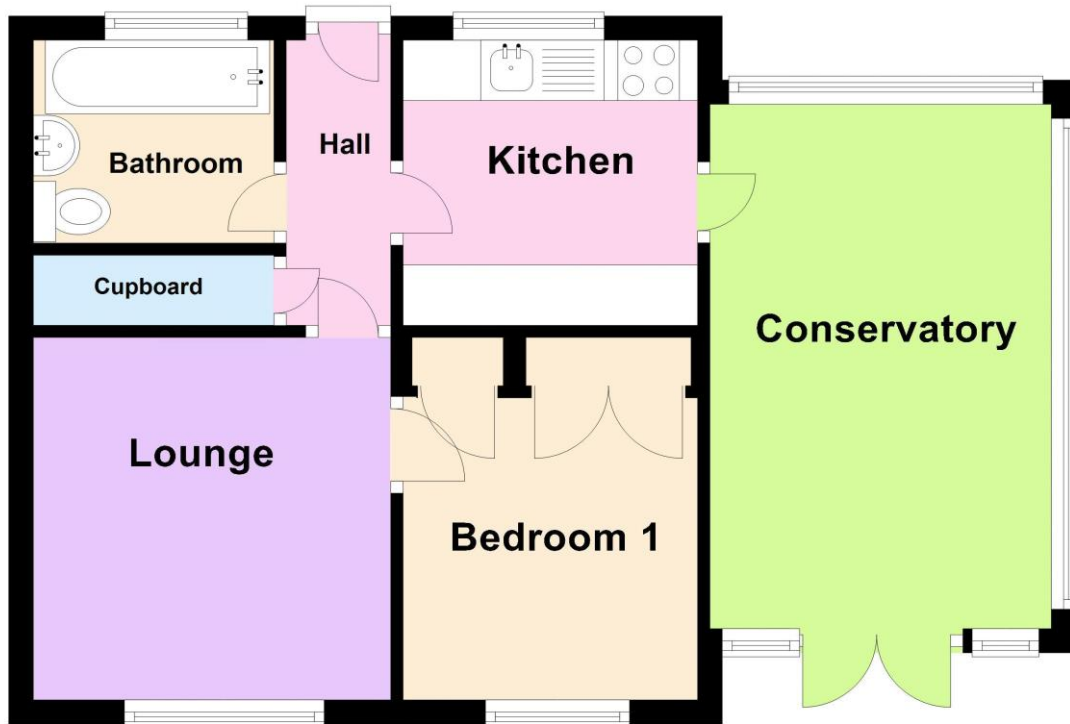
Please call Pollard Property on 01847 894141 to arrange a viewing.





Ground Floor

Approx. 42.0 sq. metres (452.1 sq. feet)



Total area: approx. 42.0 sq. metres (452.1 sq. feet)

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.

INTERESTED PARTIES SHOULD NOTE: Particulars have been prepared to give intending purchasers an overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, or facilities are in good working order. Purchasers must satisfy themselves on such matters before purchasing. It should not be taken that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be taken that the property remains as displayed in the photographs. Areas, measurements or distances referred to are given for guidance only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Planning permissions or potential uses such information is given in good faith, purchasers should make their own enquiries into such matters. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Neither these particulars nor any communication by us on behalf of the vendor relative to the property shall form part of any contract unless it is incorporated within a self proving document signed by or on behalf of our client in terms of Section 3 of the Requirements of Writing (Scotland) Act 1995. No representation or warranty in relation to the property is given by us and no person in the employment of Pollard Property or anyone employed by them has any authority to make such representation or warranty. All offers will receive consideration but the sellers do not bind themselves to accept the highest or any offer. The sellers reserve the right to accept any offer at any time regardless of whether or not a closing date for offers has been fixed and without notifying any other interested party of their intention to do so.