

Hastigrow Cottage Bower

**Offers over
£185,000**



- 2 Bedrooms
- Detached double garage
- Walk in condition
- Detached bungalow
- Large drive
- Modern decor

A traditional 2 bedroom detached bungalow, offering the perfect blend of modern comfort and serene rural living. Situated in a picturesque location, this property boasts panoramic views of the surrounding countryside, ensuring peace and tranquility.

The home is presented in walk-in condition, featuring a contemporary kitchen with high-quality finishes and a sleek, modern shower room. The spacious layout is designed to maximize comfort and natural light, creating a warm and inviting atmosphere throughout. Externally, the property benefits from a large driveway, providing ample parking space, and a detached double garage, ideal for storage or workshop use. The generous outdoor space offers opportunities for gardening or simply enjoying the scenic surroundings. Perfect for those seeking a peaceful retreat, this bungalow is a rare gem in a stunning rural setting.

Oil central heating, council tax band B and energy performance rating D. For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk

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**Hall 19' 8" x 9' 10" (6m x 3m)**

Enter via a leaded glass front door into an L-shaped hall. It is neutrally decorated with a combination of ceramic tiled and carpet flooring. Doors open into the lounge, kitchen/diner, shower room, 2 bedrooms and a large cupboard. A ceiling hatch opens into the loft space.

Lounge 13' 5" x 11' 6" (4.1m x 3.5m)

Enter through a stylish modern glass door into a large, bright lounge that exudes warmth and charm. This dual-aspect space is filled with natural light from windows overlooking the side and front gardens, and is tastefully decorated in neutral tones and carpeted. The focal point of the room is a charming multi-fuel stove, beautifully inset into the chimney breast and set on a Caithness stone hearth, perfect for creating a welcoming and cosy atmosphere.

Shower Room 9' 2" x 6' 7" (2.8m x 2m)

A spacious room that has vinyl flooring and is neutrally decorated with a combination of tiling, wet wall and wallpaper. The recessed frosted window floods the shower room with natural light and a heated towel rail and radiator provides heating. There is a modern walk-in shower cubicle with a mains shower, white toilet and pedestal wash hand basin.

Kitchen/Diner 13' 1" x 11' 6" (4m x 3.5m)

Enter via a modern half glazed door into a neutrally decorated room with parquet designed vinyl tile flooring. The contemporary kitchen/diner has cream floor and wall units with wooden worktops, tongue/groove splashback and an integrated slimline dishwasher. A Belfast sink is below a large recessed window that overlooks the rear garden and bathes the room in natural daylight. There is an electric range cooker that is included in the sale and above is an extractor hood. There is space for a fridge freezer and a table with seating for at least 4 people.

Utility room 7' 5" x 4' 11" (2.25m x 1.5m)

Situated in the lean-to building outside the kitchen/diner is the utility room. It has a worktop with an inset stainless steel sink and drainer, splashback and floor unit. There is plumbing for a washing machine and tumble dryer.

Bedroom 1 13' 5" x 10' 2" (4.1m x 3.1m)

A spacious double bedroom that is neutrally decorated and carpeted. There are 2 recessed windows overlooking the front and side gardens that flood the room with natural daylight.

Bedroom 2 8' 10" x 8' 10" (2.7m x 2.7m)

A carpeted and neutrally decorated bedroom that is currently being used as a study. A recessed window overlooks the side of the property.

Garage 19' 8" x 19' 8" (6m x 6m)

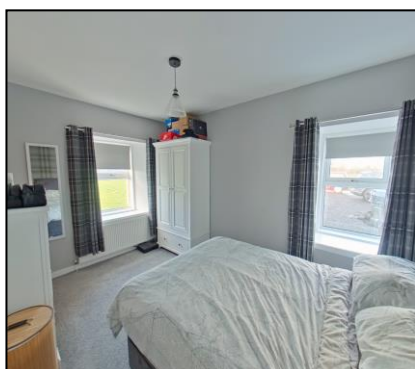
A detached double garage that has 2 up and over manual doors with a side single external door.



The property has full fibre internet with a reported 900mb download.

The carpet, curtains, blinds and range cooker are included in the sale.

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





Ground 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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