



## Baldoran Church Street Halkirk

**Offers over  
£210,000**



- 4 Bedrooms
- Detached garage
- Large wraparound garage
- Detached bungalow
- Popular village location
- Chain free

Located in the highly sought after village of Halkirk, this well-presented 4 bedroom detached bungalow offers comfortable living in a peaceful countryside setting. The village boasts excellent local amenities, including a convenience store, doctor's surgery, school, post office, and transport links, making it an ideal home for families and professionals alike.

The property is in walk in condition and comprises: Vestibule & Hallway – A welcoming entrance leading to the main living areas. Lounge – A bright and spacious living room, perfect for relaxing. Kitchen/Diner – A modern, well-equipped kitchen with ample space for family dining. Utility Room – Providing extra storage and laundry facilities. Four Bedrooms – Well-sized rooms suitable for family living or home office space. Bathroom – Featuring quality fixtures and fittings. Externally, the home benefits from a large wraparound garden, perfect for outdoor enjoyment. A detached garage/workshop offers fantastic storage or workspace, while the private driveway provides ample off-road parking.

With oil central heating and double glazing throughout, this charming bungalow that is ready to move into. Council tax band D and energy performance rating D. For a Home Report and the 360 tour, please go to our website [www.pollardproperty.co.uk](http://www.pollardproperty.co.uk)

What3Words ///dance.crafts.burns

**Vestibule** **5' 8" x 4' 3" (1.72m x 1.29m)**

Enter the vestibule via a glass panelled front door. A floor to ceiling window beside the door makes the area bright and welcoming. The vestibule is neutrally decorated with a vinyl floor, ceiling light and an internal door with glass side panel opening into the hall.

**Hall** **23' 4" x 8' 8" (7.1m x 2.65m)**

The light L-shaped hall is neutrally decorated with doors opening into the lounge, utility room, 4 bedrooms, bathroom and 2 built in cupboards.

**Lounge** **17' 9" x 15' 3" (5.4m x 4.66m)**

The spacious lounge has a glass door with floor to ceiling glass panels on either side. The room is stylishly decorated and has a fitted carpet, a large window overlooking the front garden and a glazed door accesses the kitchen/diner.

**Kitchen/Diner** **17' 9" x 11' 11" (5.4m x 3.63m)**

The big kitchen/diner is neutrally decorated, with a vinyl floor, tongue and groove ceiling, 2 windows overlooking the rear garden and glazed doors to the utility room and lounge. There is a fitted kitchen with cream wall and base units with grey faux marble worktops and cream wet wall splashback. There is an integrated electric oven with electric ceramic hob and plumbing for a dishwasher. At one end of the room is plenty of space for a dining table and seating for 6 people.

**Utility room** **10' 1" x 5' 8" (3.08m x 1.73m)**

The utility room has the same vinyl flooring as the kitchen/diner and is neutrally decorated. There are glazed doors to the kitchen/diner and hall and an external door with a frosted window to the rear garden. A small window is beside the door. A grey kitchen base unit with a faux grey marble worktop runs along one wall and includes a circular stainless steel sink and mixer tap. There is space for a fridge freezer and plumbing for a washing machine and tumble dryer.

**Bedroom 1** **14' 4" x 9' 11" (4.36m x 3.02m)**

Bedroom 1 is a large double bedroom with a fitted carpet and a wide window overlooking the front garden. It has a built in double wardrobe with wooden doors and a door accessing the shower en-suite.

**En-suite** **8' 2" x 3' 0" (2.48m x 0.92m)**

The en-suite has a vinyl floor, a white toilet, wash hand basin and a built in shower cubicle. The latter has an electric shower, wet wall and overhead is a ceiling light with extractor fan. Above the toilet is frosted window allowing light and extra ventilation to the room.

**Bedroom 2** **11' 9" x 10' 1" (3.58m x 3.08m)**

Bedroom 2 is a well proportioned double bedroom which is currently being used as a child's bedroom. It is carpeted and the window overlooks the rear garden making it a private space.

**Bedroom 3** **10' 11" x 9' 11" (3.34m x 3.02m)**

Bedroom 3 is a smaller double bedroom and again is decorated for a child. It benefits from a built in double wardrobe with wooden doors. The room is carpeted and has a window overlooking the front garden.

**Bedroom 4** **10' 1" x 7' 5" (3.08m x 2.25m)**

Bedroom 4 is a single bedroom and is currently being used as a playroom. It is carpeted, neutrally decorated and has a window looking out to the rear of the property.

**Bathroom** **10' 1" x 5' 9" (3.08m x 1.74m)**

The stylishly decorated modern bathroom has vinyl flooring, a large heated towel rail and a fitted vanity unit with wall and base units incorporating an illuminated wall mirror over the wash hand basin. Above the bath is a mains shower with dual hand/waterfall shower attachments. A wet wall is along the bath and wash hand basin and over the bath is a ceiling light with an extractor fan. The large frosted window allows plenty of light and extra ventilation to the room.

### Garage/Workshop

**24' 10" x 10' 10" (7.58m x 3.3m)**

The detached garage/workshop has an electric up and over door, 2 windows and a single door opening at side rear of the building. A large driveway is in front of the garage/workshop and along the side of the bungalow.

### Garden

Outside is a large wraparound garden. The rear garden is fenced and gated with a hedge running along the back fence. The garden is laid to lawn with a gravelled area. A side gate allows access to the front of the property and the garage/workshop. The front garden is open plan, laid to lawn with established shrubs.

All carpets, curtains and blinds are included in the sale.

Please give Pollard Property a call 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](http://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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