



Heatherlea Fairview Halkirk

**Offers in the
Region of
£175,000**



- 2 Bedrooms
- Popular area
- Big garden
- Detached bungalow
- Large workshop
- Quiet location

A Hidden Gem in Halkirk

Discover this charming 2 bedroom detached bungalow, complete with a large workshop and set within an extensive garden — perfect for those seeking space and tranquility.

Situated in the heart of Halkirk, the village is famed for its excellent fly fishing on the Thurso River and its scenic countryside walks. Just 7 miles from Thurso, Halkirk offers an ideal balance of peaceful living and convenience, with amenities including a convenience store, primary school, doctor's surgery, post office, hotel, and excellent transport links.

Oil central heating and double glazing throughout. 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

What3Words ///haggis.daffadils.jabs

**Porch 6' 2" x 3' 11" (1.88m x 1.2m)**

Enter via a 2 panelled, leaded glass front door into a welcoming porch. It has laminate flooring, neutral decoration and a 6 glass panelled door into the hall.

Hall 8' 2" x 3' 3" (2.5m x 1m)

A T-shaped hallway that is carpeted and is neutrally decorated. It has doors leading into the lounge, 2 bedrooms, bathroom and 2 built in cupboards. There is a ceiling hatch accessing the loft space.

Lounge 16' 5" x 11' 6" (5m x 3.5m)

A spacious room that is carpeted, neutrally decorated and has natural daylight coming from 2 large windows overlooking the garden and glass panelled doors to the kitchen/diner and hall.

Kitchen/Diner 12' 10" x 8' 10" (3.9m x 2.7m)

A bright, modern kitchen/diner that is spacious and has double glass panelled doors to the lounge, a window overlooking the rear of the property and an external half glazed door. It is neutrally decorated and has vinyl flooring. The fitted kitchen wall and floor units are in a wood design with a mock marble worktop and Metro tiled splashback. There is a built in electric oven, ceramic hob, overhead extractor fan and space for a fridge freezer and plumbing for a washing machine. At one end of the room is space for a table and seating for at least 2 people.

Bathroom 7' 3" x 6' 7" (2.2m x 2m)

A stylish bathroom that has vinyl flooring and neutral decoration with a white suite comprising of a bath, toilet and pedestal wash hand basin. There is a frosted window providing plenty of natural light and ventilation to the room. Above the bath is an electric shower complemented by a modern designed splashback, chrome heated towel rail and wall light.

Bedroom 1 11' 10" x 8' 10" (3.6m x 2.7m)

A large double bedroom that is carpeted and neutrally decorated. It has a big window overlooking the rear of the property which bathes the room in natural daylight. At one end of the bedroom is a built in double wardrobe with mirrored sliding doors.

Bedroom 2 9' 6" x 9' 2" (2.9m x 2.8m)

Another charming, carpeted double bedroom that has a window overlooking the front garden. It is neutrally decorated with a built in cupboard.

Workshop 19' 0" x 11' 6" (5.8m x 3.5m)

A large workshop that could be easily converted back into a garage. The roof has sarking with profile sheets, uPVC clad, uPVC windows and a side door.

Garden

It has a gravelled drive, wooden fence boundary and a large lawned garden. There are established trees and shrubs with a wooden shed and decking.



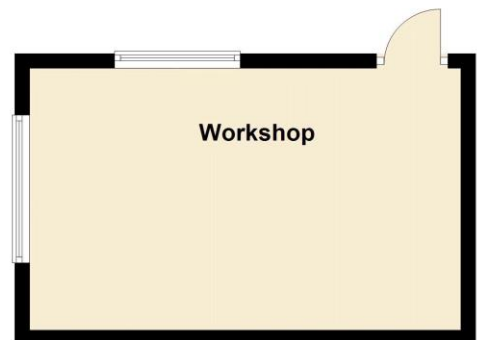
All carpets, curtains and blinds are included in the sale.

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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