

Dunmar George Street Halkirk

**Offers in the
Region of
£220,000**



- Detached Bungalow
- Oil Heating
- 3 Bedrooms
- Driveway
- Integral Garage
- Large Kitchen

Dunmar is an attractive 3 bedroomed bungalow in the village of Halkirk. The property has a walled front garden with driveway and a back garden with drying green. The property has 2 double and 1 single bedroom, lounge, kitchen/diner, utility, bathroom, WC and integral garage. Halkirk is a popular salmon fishing spot on river Thurso. It has a hotel with restaurant, convenience store, GP surgery, primary school, public bar and bus connections to Thurso and Wick. The property benefits from oil central heating and double glazing throughout. Council tax band D and EPC rating D.

For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk

What3Words ///spruced.bunch.standing

**Porch 5' 7" x 4' 7" (1.7m x 1.4m)**

A modern wood grain effect front door with 2 decorative obscured glass panels opens into the front porch, decorated with light wallpaper and grey flecked carpets.

Hall 10' 6" x 4' 7" (3.2m x 1.4m)

The central hallway gives access to the bedrooms, bathroom, kitchen and lounge. Plenty light comes in via the fully glazed lounge and porch doors. The lounge door also has a glazed side panel. The remaining doors and joinery are finished in pine with light walls and a grey flecked carpet. There are two large storage cupboards.

Lounge 16' 9" x 12' 6" (5.1m x 3.8m)

A large lounge with south facing bay window floods the room with light, and there is a notable thermal gain. Light papered walls are matched up with a pink/purple patterned carpet. There is a curved ceiling coving and the ceiling itself is white.

Kitchen/Diner 14' 9" x 14' 1" (4.5m x 4.3m)

A large kitchen with plenty space for a family sized dining table and additional furniture. There is a window overlooking the rear garden and door to the utility room. The kitchen comprises solid wood cabinets and wall units with green worktop. Floors are a cream vinyl.

Utility 11' 2" x 6' 11" (3.4m x 2.1m)

The utility room has access to the garage, back garden and WC. There is a worksurface with space for 2 undercounter appliances. Walls are painted a light green and paired up with a tile effect vinyl flooring.

WC 3' 11" x 3' 3" (1.2m x 1.0m)

A small but adequate WC with white toilet and corner sink. The same tile effect green flooring extends from the utility into the WC, paired with green decoration.

Bedroom 1 15' 1" x 10' 6" (4.6m x 3.2m)

A large principal bedroom with built in wardrobe with sliding mirrored doors. South facing window. Neutrally decorated with light carpets, walls and a white ceiling.

Bedroom 2 15' 1" x 12' 10" (4.6m x 3.9m)

The second bedroom is a generous double room with window overlooking the back garden. Finished with a green carpet and pale pink walls.

Bedroom 3 10' 2" x 9' 2" (3.1m x 2.8m)

Currently used as a snug, the third bedroom adds an ideal space for a nursery, home office or single bedroom. Fresh white décor all round and blue carpets.

Bathroom 10' 6" x 6' 3" (3.2m x 1.9m)

A 4 piece white suite with toilet, sink, bath and shower enclosure. There is an electric Mira shower unit, isolated from a switch in the hall. White tiled surround, light blue wall paper and vinyl floors. There is a window to the side of the property with frosted glass.

Garage 22' 0" x 11' 10" (6.7m x 3.6m)

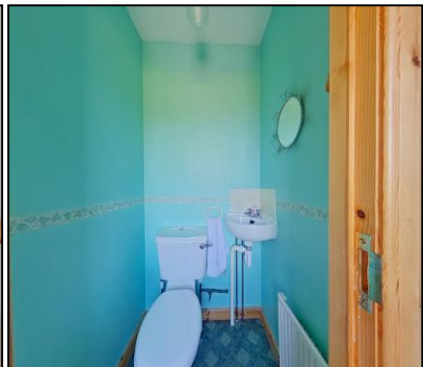
The garage has concrete floors, lined ceilings and exposed block walls. The door is a powered sectional door with 2 key fobs. There is an oil boiler which has been replaced in the last few years. There is power so makes an ideal space for additional appliances such as a fridge freezer.

Gardens

The property is in a manageable sized plot with well kept gardens to the front and back. The back is fenced with some hedging and has a drying area. The front has a tarred driveway and walled lawn with shrubs. There is a further section of lawn between the front wall and pavement.

All carpets, curtains and blinds included in the sale. Additional furniture and free standing appliances can be included in the sale (free of charge)

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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