Pollard PROPERTY

Risa Cottage Sinclair Lane Halkirk

Offers in the Region Of £200,000









- Detached Bungalow
- 2 Bedrooms
- Garage
- Conservatory
- Close to local amenities
- Solar PV's

Located in the popular village of Halkirk this charming rural village in the heart of Caithness, situated on the banks of the River Thurso. Offering a peaceful village lifestyle surrounded by beautiful open countryside, it has a strong community feel and a range of local amenities. Ideally placed for exploring the stunning north coast of Scotland. This attractive two-bedroom bungalow offers comfortable accommodation comprising a kitchen diner, conservatory, living room and shower room. Externally, the property benefits from a rear patio, a separate summerhouse and a large garden, along with a garage and driveway providing ample parking. An ideal home for those seeking village living with generous outdoor space. Electric heating. Council tax band C and energy efficiency rating D

A Home Report and virtual tour can be found on our website: pollardproperty.co.uk.

What3words: ///zoom.boomed.nudge

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Conservatory **11' 10" x 8' 2" (3.6m x 2.5m)**
A bright and spacious conservatory featuring extensive glazing and large windows, allowing plenty of natural light to flood the room. With views over the surrounding garden, this versatile space offers an ideal area for relaxing or enjoying the outlook throughout the seasons.

Kitchen/Diner **23' 7" x 11' 2" (7.2m x 3.4m)**
A spacious, open-plan kitchen diner featuring fitted kitchen units, ample worktop space and wood effect laminate flooring throughout, plenty space for freestanding appliances. The room benefits from plenty of natural light, creating a bright and welcoming space with ample room for a full sized table and chairs for dining and entertaining.

Living Room **15' 9" x 13' 9" (4.8m x 4.2m)**
A spacious and welcoming living room featuring attractive wood effect laminate flooring, a feature stone fireplace with a wood-burning stove and large sliding patio doors leading out to the decking area overlooking the rear garden. The room benefits from plenty of natural light and offers excellent space for relaxing and entertaining.

Bedroom 1 **10' 2" x 12' 10" (3.1m x 3.9m)**
A bright and spacious double bedroom featuring fitted mirrored sliding wardrobes, neutral décor and soft carpeting. The room benefits from a large window allowing plenty of natural light and offers ample storage space.

Bedroom 2 **11' 6" x 9' 6" (3.5m x 2.9m)**
A comfortable and well-proportioned double bedroom featuring neutral décor, soft carpeting and a large window overlooking the garden. The room offers a bright and relaxing atmosphere with ample space for bedroom furnishings.

Shower Room **10' 2" x 5' 11" (3.1m x 1.8m)**
A spacious and well-appointed shower room featuring a large walk-in shower with glass screen, wash hand basin with fitted vanity storage and WC. The room benefits from attractive tiled walls and flooring, providing a practical and functional space.

Garage **25' 7" x 10' 10" (7.8m x 3.3m)**
A practical garage with power supplied and a Horman electric up and over door, with a door and window to the rear of the garage.

Front Garden
A spacious front garden featuring a large driveway providing ample off-street parking. The area is complemented by mature trees, established shrubs and a planted border, creating an attractive approach to the property.

Rear Garden
A generous, well-established rear garden featuring a spacious lawn, mature trees, established shrubs and planted borders. The garden also benefits from a paved patio area and wooden decking, providing an ideal space for outdoor seating and entertaining, along with a charming summerhouse.

All curtains, blinds and floor coverings are included in the sale.








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.

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.