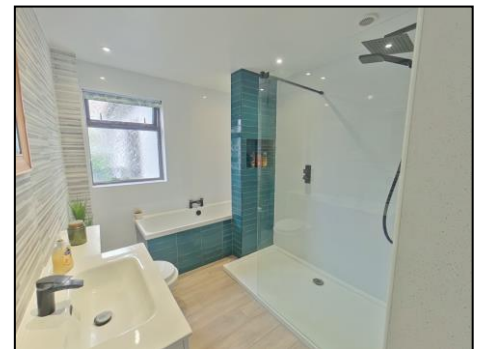




**20
Church Lane
Halkirk**

**Offers Over
£265,000**



- 4 Bedrooms
- South/West Garden
- Integral Garage
- Modern Throughout
- Oil Heating
- 2 Reception Rooms

A spacious, 4 bedroom detached bungalow with integral garage located in the attractive Halkirk village. Halkirk is semi-rural which is well known for excellent fly fishing on the Thurso river that runs through the village and for its countryside walks. It is only 7 miles from Thurso and has transport links, a convenience store, doctor's surgery, school, post office, hotel, etc. The layout of the property contains a porch, hall, lounge, snug, bathroom, shower room, kitchen/diner, 4 bedrooms, utility room and integral garage. Oil central heating. 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
what3words: ///salmon.gives.offhand

**Porch** **5' 7" x 4' 3" (1.7m x 1.3m)**

A white uPVC front door leads into the the front porch where the initial impressions of this house is a modern, minimalistic look which has been well looked after and tastefully finished. The walls are an off white paper with a laminate wood flooring and fitted hessian door matt.

Hall **15' 5" x 5' 7" (4.7m x 1.7m)**

The hallway is long and extends from the lounge at one end to the snug in the extension at the other end. The floors are finished in the same wood effect laminate as the front porch with flush LED floor lights providing an unusual but modern lighting. All internal doors and joinery are white.

Lounge **17' 9" x 15' 5" (5.4m x 4.7m)**

A large room with wide window to the front garden. One wall in the lounge has been turned into a media/feature wall with built in cabinets and shelving. Not only does this modernise the room but it provides additional storage and keeps cables and streaming boxes hidden. The room is finished with light carpets and walls. There is access to the kitchen via glazed double doors.

Kitchen/Diner **22' 0" x 10' 6" (6.7m x 3.2m)**

A long room with the kitchen at one end and dining space at the other. The kitchen is modern with light shaker units paired with wood effect worktops. Black and copper fittings blend together to give a striking look. Appliances include electric hob, extractor, electric fan oven, combination oven and integrated fridge/freezer. The double doors lead out to the decked area. At the other side of the room there is a space big enough for a table which would seat around 6 to 8 people. There are more fitted units for storage and access to the utility. Finished with a click-vinyl wood effect flooring and a blend of painted and papered walls.

Utility **9' 10" x 4' 11" (3.0m x 1.5m)**

The utility has the same style units as the kitchen. The worktop has a stainless steel sink and mixer tap. There is a space for a dishwasher and washing machine. Decorated with an olive coloured wall and white washed wood panelling. The utility has a door to the back garden and internal doors to the garage, WC and kitchen.

WC **4' 11" x 3' 11" (1.5m x 1.2m)**

A bright room with a south facing obscured glass window. The sink is fitted into a vanity unit with storage underneath. The toilet has a concealed cistern. Light grey paint is paired with white units, wetwall and wood effect vinyl flooring.

Bathroom **10' 6" x 7' 3" (3.2m x 2.2m)**

The family bathroom consists of a large bath, large walk-in shower enclosure and fitted furniture with sink and toilet. Decor is a modern tile, white wet wall and laminate wood flooring. All fittings are black including the thermostatic shower which has a rainfall shower and hand-held shower on a riser bar. There is a niche built into the tiles to provide an eye-level shelf for toiletries. A matching black towel heated towel rail is situated next to the sink. The ceiling extractor is positioned above the shower enclosure.

Shower Room **7' 7" x 3' 11" (2.3m x 1.2m)**

The shower room is situated off the snug and has a large shower enclosure with shower curtain. The shower is lined with a stylish wet wall with vertical pattern, and the sink and toilet are paired with a lighter wet wall. The toilet has a concealed cistern. Taps and fixtures are chrome including the heated towel rail.

Snug **15' 9" x 14' 5" (4.8m x 4.4m)**

The snug has a herring bone wood flooring with white painted skirtings, facings and doors. Lighting is provided by modern flush ceiling spots. Heating is provided by a vertical, designer, white radiator. There is access to bedroom 2 and the shower room. A set of uPVC French doors lead out to the decking.

Bedroom 1 **11' 6" x 11' 6" (3.5m x 3.5m)**

The main bedroom has fitted wardrobes with 3 sliding glass doors. There is a window over the front garden. Finished in white and grey colour scheme and white wood effect laminate flooring.

Bedroom 2 **11' 10" x 9' 10" (3.6m x 3.0m)**

Another double bedroom with walk in wardrobe. The attic hatch is located in this wardrobe. There is a window to the back garden. Grey colour scheme with a light grey carpet, matching walls and a darker grey wall behind the headboard.

Bedroom 3 **11' 6" x 8' 10" (3.5m x 2.7m)**

A small double/large single bedroom with a storage cupboard. Floors are a grey wood effect laminate with 3 white walls and one blue/grey coloured wall.

Bedroom 4 **10' 6" x 7' 3" (3.2m x 2.2m)**

The forth bedroom is a single sized room or office space. There is a large built in wardrobe with two white sliding doors. Floors are wood effect laminate. Walls are white. One north facing window.

Garage **21' 0" x 9' 10" (6.4m x 3.0m)**

The integral garage can be accessed from the utility. It has a grey powered roller door and some fitted cupboard. Floor is concrete. There is an attic hatch here for additional storage. One south facing window.

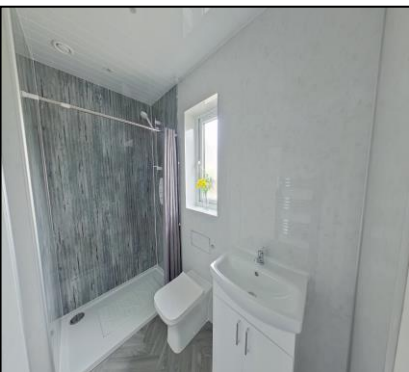
Gym **18' 4" x 11' 10" (5.6m x 3.6m)**

This brick built shed is currently used as a gym but could be repurposed as a home office, salon or for storage. It has power, wall mounted panel heater and is fully lined out with plasterboard.

Garden

The front garden comprises of a driveway large enough for at least 2 cars and a walled section laid to lawn with established borders and planters. It is well maintained and gives the property fantastic first impressions. There is a path to the back garden (separated by a gate). The back garden is sheltered with a south/west outlook. It has been well landscaped, blending outside with inside. French doors from the kitchen and snug open onto a decked area bringing the house together, ideal for those summer barbeques.

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