



34A Church Street Halkirk

**Offers Over
£80,000**



- Semi-detached Bungalow
- Walk in Condition
- Close to local Amenities
- Off Road Parking
- Village Location
- Electric Heating

A charming one-bedroom semi-detached bungalow situated in the village of Halkirk, with a convenient village location close to local amenities. This bright and airy property benefits from a single-storey layout, a front garden enclosed by a traditional stone wall, The rear of the property features a private, garden with a lawn, paved patio area and timber fencing, providing a pleasant outdoor space for relaxing and enjoying the surroundings. . An ideal opportunity for a first-time buyer, those looking to downsize, or as an investment property. Electric Heating. Council tax band A and energy efficiency rating F.

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

What3words:///beard.insist.frostbite

**Entrance Porch 9' 6" x 3' 7" (2.9m x 1.1m)**

A welcoming entrance hallway featuring modern wood-effect flooring, neutral décor and a glazed front door allowing natural light to fill the space.

Living Room 13' 5" x 12' 2" (4.1m x 3.7m)

A bright and spacious living room featuring wood-effect flooring, a traditional fireplace with decorative surround, built-in shelving and large windows allowing plenty of natural light.

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

A good-sized bedroom featuring neutral décor, wood-effect flooring, a double-glazed window providing natural light, and a wall-mounted electric radiator.

Kitchen 9' 2" x 8' 6" (2.8m x 2.6m)

A bright, fitted kitchen featuring light wood-effect cabinetry, ample worktop space, a stainless-steel sink, and space for freestanding appliances, including a cooker, washing machine and fridge freezer.

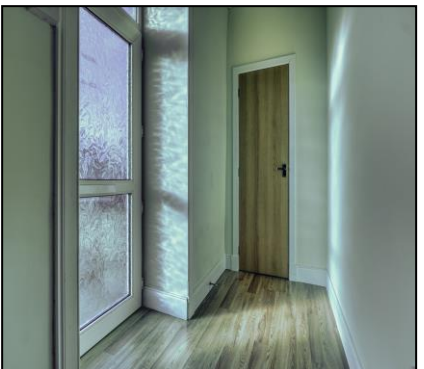
Shower Room 6' 11" x 4' 11" (2.1m x 1.5m)

A functional bathroom featuring a WC, wash hand basin with mirrored cabinet, and an electric shower, complemented by full-height beige wall panels and a frosted window providing natural light

Garden

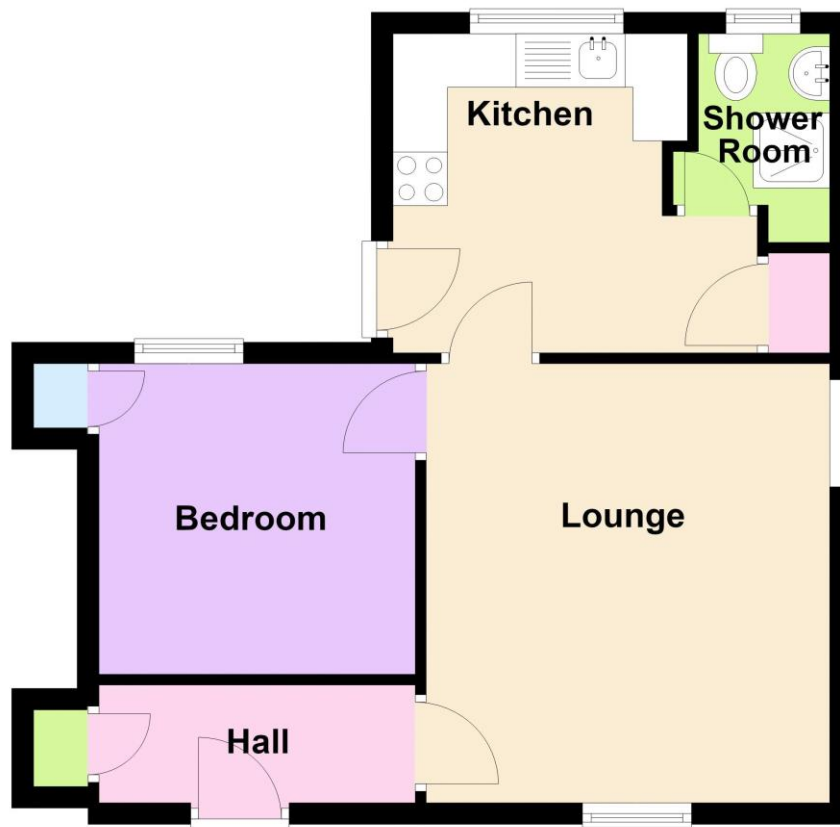
At the front of the bungalow is a small gravel area. The rear has a well-kept lawn, shrubs, a timber fence and a surrounding stone boundary wall. A space for off road parking is also available at the rear of the property.

All floor coverings, curtains and blinds are included in the sale. The cooker and washing machine are also included.





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.

