Pollard PROPERTY

12 Henrietta Street Halkirk

Offers Over £73,000









- Bungalow
- Electric Heating
- 2 Bedrooms
- Village location
- Close to local Amenities
- Off road parking

Situated in the village of Halkirk, this two-bedroom property offers comfortable accommodation in a convenient village location. The front and back garden area are gravelled with off-street parking to the side. Ideally suited to first-time buyers, downsizers or those seeking a buy-to-let investment, it offers an excellent opportunity to create a home tailored to your own taste. Electric heating. Council tax band A and energy efficiency rating E.

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

What3words: ///voucher.wobbling.chops

Kitchen **12' 6" x 10' 6" (3.8m x 3.2m)**
The kitchen features fitted base and wall units, generous worktop space and a stainless-steel sink positioned beneath the window. Offering a practical layout, the room provides an excellent opportunity for modernisation and personalisation.

Living Room **12' 6" x 13' 5" (3.8m x 4.1m)**
A generously sized living room featuring a large window providing natural light and an electric wall-mounted heater. The room is carpeted throughout and would benefit from modernisation, offering scope to create a comfortable living space to suit your own style.

Bedroom 1 **10' 6" x 7' 7" (3.2m x 2.3m)**
A compact bedroom featuring a window providing natural light and fitted shelving. The room has patterned carpeting and would benefit from modernisation, offering potential to personalise the space to your own taste.

Bedroom 2 **12' 10" x 10' 6" (3.9m x 3.2m)**
A good-sized bedroom featuring a window for natural light and a wall-mounted electric heater. The room has patterned carpeting and dated décor throughout, offering scope for modernisation and personalisation.

Bathroom **7' 3" x 4' 11" (2.2m x 1.5m)**
The bathroom comprises a white three-piece suite, including a bath with an electric shower over, wash hand basin and WC. A frosted window provides natural light, while the room would benefit from modernisation and upgrading.

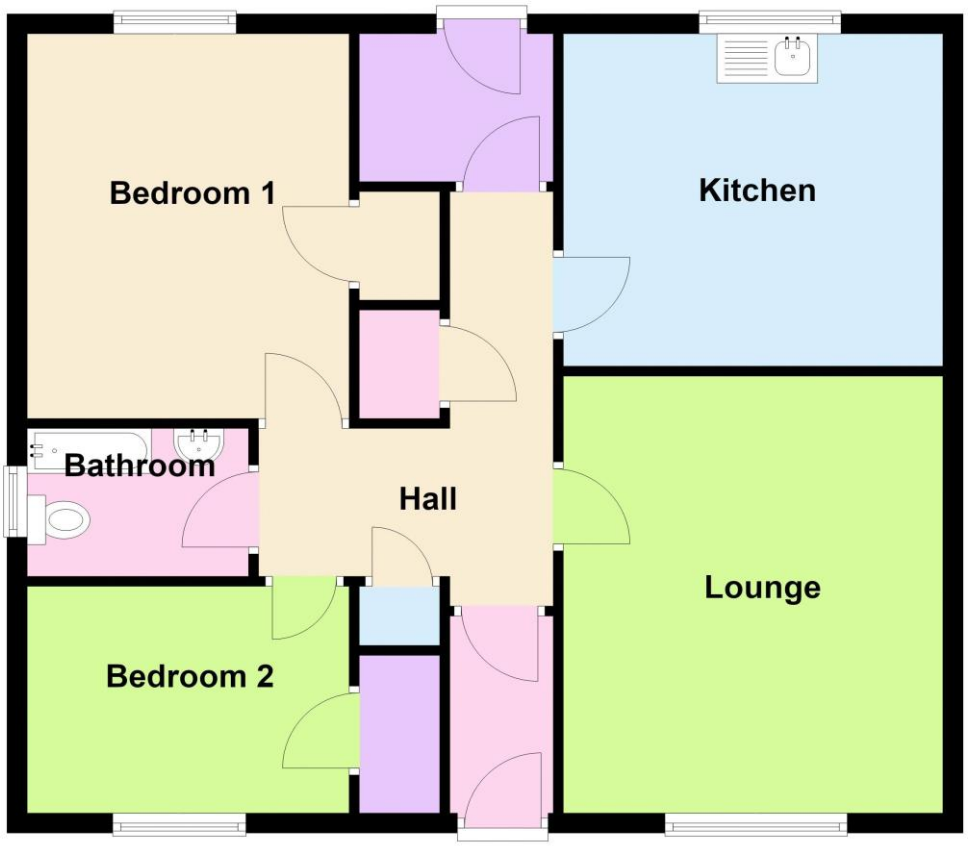
Garden
The property benefits from an enclosed back garden with a paved pathway leading to the entrance. The garden is mainly laid with gravel and paving blocks, with a rotary clothes dryer.

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Please note this property is being sold with no warranties or guarantees



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.