Pollard PROPERTY

Cardross
Camilla Street
Halkirk

Offers in the Region Of £190,000









- Driveway
- Enclosed Garden
- Garage
- Electric Heating
- Village Location
- 2 Bedrooms

A charming two-bedroom detached bungalow situated in the village of Halkirk, offering comfortable single-storey living. The property benefits from a private driveway, integral garage and enclosed side garden, providing excellent parking and storage.

Ideally located within a friendly village community, this property would make an ideal home for first-time buyers, couples or those looking to downsize.

Electric heating. Council tax band C and energy efficiency rating F.

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

What3words: ///clocking.saddens.forgiven

Living Room **14' 9" x 11' 6" (4.5m x 3.5m)**
A bright and spacious living room featuring neutral décor, soft carpeting and a large front-facing window, allowing plenty of natural light to fill the room. A welcoming space offering excellent potential for a variety of furniture arrangements.

Kitchen **14' 9" x 10' 6" (4.5m x 3.2m)**
A spacious, well-appointed kitchen featuring attractive light wood-effect fitted units, contrasting dark worktops and ample cupboard and storage space. Benefits from integrated cooking facilities, space for appliances, table and chairs, a large window providing natural light and practical wood-effect flooring.

Bedroom 1 **13' 9" x 10' 10" (4.2m x 3.3m)**
A spacious, bright double bedroom featuring neutral décor, soft carpeting and a large window allowing plenty of natural light. The room offers ample space for bedroom furnishings and provides a comfortable, relaxing atmosphere.

Bedroom 2 **11' 2" x 10' 10" (3.4m x 3.3m)**
A bright and spacious bedroom featuring attractive blue décor, neutral carpeting and a large window providing plenty of natural light. The room offers ample floor space and excellent potential for a comfortable and versatile bedroom.

Bathroom **6' 11" x 6' 11" (2.1m x 2.1m)**
A modern, well-presented bathroom featuring a white bath with overhead shower and glass shower screen, contemporary vanity unit with wash hand basin and WC. Finished with attractive marble-effect wall panels, neutral flooring and a frosted window providing natural light.

Garage **17' 1" x 8' 10" (5.2m x 2.7m)**
Garage with Horman electric door. Power suppled to garage with a side window and back door entry.

Garden
A neat, well-maintained, rectangular lawn with gravel pathways surrounding it. The garden features a clothesline, a small paved patio area beside the house, and boundary walls providing privacy.

All curtains 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.