



**Netherside  
Camilla Street  
Halkirk**

**Offers Over  
£235,000**



- 4 Bedrooms
- 2 Reception Rooms
- Driveway
- Garage
- Oil Heating
- South Facing Garden

This 4 bed roomed bungalow is situated on the outskirts of Halkirk with countryside views. The south facing rear garden backs onto fields with views over the flow country and Morven mountain range. Halkirk has a GP surgery, primary school, bus links, shop, public bar and hotel.

Accommodation includes 4 bedrooms, lounge, dining room, kitchen/diner, utility, en-suite and family bathroom. Oil central heating, energy performance certificate D.

For a Home Report and the 360 tour, please go to our website [www.pollardproperty.co.uk](http://www.pollardproperty.co.uk)

What3Words: ///vaulting.smiles.shuts

**Vestibule** **5' 7" x 3' 11" (1.7m x 1.2m)**

A half glazed wooden front door leads into the porch, which is finished with wood effect vinyl flooring and neutral décor.

**Hall** **24' 7" x 8' 6" (7.5m x 2.6m)**

The hallway gives access to the lounge, dining room, kitchen, bedrooms and bathroom. There is a storage cupboard adjacent to the vestibule. Floors are a wood-look laminate with light walls and pine joinery.

**Lounge** **19' 8" x 11' 10" (6.0m x 3.6m)**

The large lounge spans the width of the house with a window to the driveway and a large south facing window over the back garden. There is an electric fireplace, light carpets and walls and pine trim.

**Dining Room** **13' 5" x 11' 10" (4.1m x 3.6m)**

This bright room is currently used as a dining room but could easily be a snug or kids playroom. Large patio doors open onto a paved area. A 15 pane pine door leads to the hallway. Neutral colour schemes with light walls and a cream woven carpet.

**Kitchen/Diner** **13' 5" x 10' 2" (4.1m x 3.1m)**

A spacious kitchen which will accommodate a dining table and chairs. Kitchen units span 2 walls providing lots of space for food prep. Appliances include a ceramic cooker, double oven and stainless steel sink with centre bowl. There is space for a dishwasher and fridge/freezer. Kitchen units are a wood effect door combined with a patterned counter and light splashback. Walls are light and floors are covered with a tile effect vinyl.

**Utility** **6' 3" x 5' 3" (1.9m x 1.6m)**

The utility is off the kitchen. It is a bright room with fully glazed external door and window. There is space for 2 appliances. Yellow walls and vinyl floors.

**Bedroom 1** **14' 5" x 11' 2" (4.4m x 3.4m)**

A generous en-suite double bedroom with 2 built in double wardrobes with sliding doors. There is a large window that floods the room with light. Colours are all neutral.

**Bedroom 2** **15' 9" x 8' 10" (4.8m x 2.7m)**

Another large double bedroom with 2 side by side wardrobes with sliding mirrored doors. There is a large window overlooking the driveway. Finished with natural coloured carpets, light walls and pine joinery.

**Bedroom 3** **8' 10" x 8' 2" (2.7m x 2.5m)**

Slightly smaller double room with built in wardrobe. East facing window. Natural coloured carpets with light walls and pine skirtings and facings.

**Bedroom 4/Office** **7' 10" x 7' 3" (2.4m x 2.2m)**

This room is currently used as as home office but would make an excellent nursery, or single bedroom. West facing window overlooks the side garden. Carpeted with off white painted walls and pine joinery.

**Garage** **19' 8" x 9' 10" (6.0m x 3.0m)**

The garage is slightly larger than the average single garage, with a roller front door and a wooden rear door and window to the back garden. The roof height is good with plenty space on the rafters for storage or the possibility to partially floor to create a mezzanine storage area. The garage benefits from concrete floors, power and water.

All carpets, curtains, blinds 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](http://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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