



**3  
Comlifoot Drive  
Halkirk**

**Offers Over  
£170,000**



- Semi-detached Bungalow
- 3 Bedrooms
- Modern
- Oil heating
- Semi-rural
- Driveway

A 3 bedroom semi-detached bungalow in a popular village of Halkirk. This property benefits from a large driveway, enclosed back garden and a semi-rural setting. It is a short walk to the village centre which offers a convenience store, hotel, public bar, primary school, GP surgery and bus connection.

Accommodation includes 3 double bedrooms, bathroom, kitchen/diner, lounge and ensuite. Oil central heating, council tax band C. Energy performance certificate C.

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**Porch** **4' 3" x 3' 7" (1.3m x 1.1m)**

A modern decoratively glazed wood grain uPVC front door leads you into a carpeted porch, light coloured walls. The joinery throughout the property is all a modern white style of skirting board, facing and internal door.

**Hallway** **17' 5" x 3' 3" (5.3m x 1.0m)**

A half glazed internal door leads to the hallway which is finished in the same style of carpet and colour scheme as the porch. There is an airing cupboard and doors leading to the lounge, kitchen/diner, bathroom and 3 bedrooms.

**Lounge** **15' 9" x 12' 6" (4.8m x 3.8m)**

There is a large window towards the front garden and light walls and carpets, giving an overall bright and airy feel to the room. A multifuel stove sits on a Caithness slate hearth and matching back panel.

**Kitchen/Diner** **15' 1" x 12' 6" (4.6m x 3.8m)**

A large room giving plenty space for cooking and dining. The units are in an L-shaped arrangement against two walls, with white doors, black handles, dark tops and a white splashback. Integrated appliances include a fridge freezer, oven, electric cooker and extractor. There is a stainless steel sink with mixer tap at the window. There is space for a washing machine. In addition to the large number of units, there is a built in pantry cupboard. Floors are a dark tile with white grout. There is a uPVC door to the back garden.

**Bathroom** **9' 2" x 5' 11" (2.8m x 1.8m)**

The family bathroom has a white toilet, sink, bath and separate shower enclosure. The shower is a mixer off the mains not water. Towel rail, taps and fittings are all chrome. Finishings include a tile effect vinyl floor, light walls, tiled bath surround and wet walled shower. An obscured glass uPVC window opens to the side of the house.

**Bedroom 1** **12' 6" x 9' 10" (3.8m x 3.0m)**

Another bright room with light carpets and walls. This is a generous sized double room with a large wardrobe. There is also a small en-suite.

**En-suite** **4' 7" x 3' 3" (1.4m x 1.0m)**

The en-suite consists of a toilet and sink only but there is scope to add a shower enclosure by remodelling the walk-in-wardrobe. The en-suite has an obscured glass window, a grey wood effect vinyl floor and green colour scheme.

**Bedroom 2** **11' 2" x 8' 2" (3.4m x 2.5m)**

Bedroom 2 is a compact double bedroom with a built in wardrobe. It overlooks the back garden. It is finished in the same coloured carpet and colour scheme as bedroom 1.

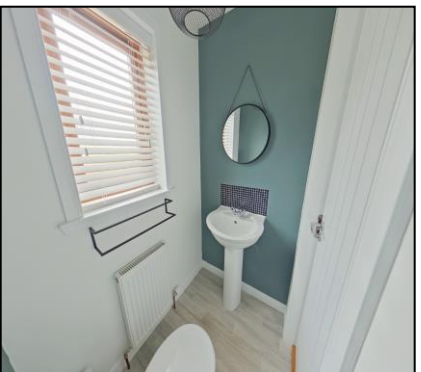
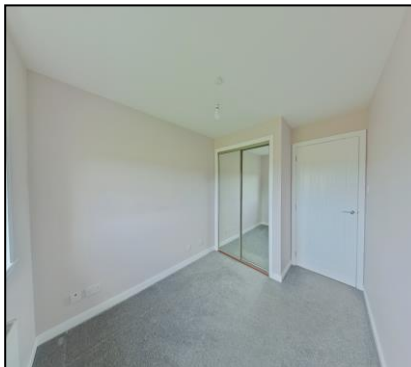
**Bedroom 3**                      **11' 2" x 8' 2" (3.4m x 2.5m)**

Bedroom 3 also overlooks the back garden. It has a large built-in wardrobe with sliding doors. Carpet is grey with light coloured walls.

**Garden**

Enclosed rear garden is landscaped to include a lawn and patio area. There is a ramp for accessibility. A wooden gate leads to the driveway. The garden backs onto rural fields. The front garden has a driveway with space for at least 2 cars. The front garden is laid to lawn.

All carpets, curtains, fixtures, fittings and blinds included in the sale, with the washing machine available with separate negotiation.





### Ground Floor



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