



**Healdan  
Bridge Street  
Halkirk**

**Offers Over  
£275,000**



- 5 Bedrooms
- Detached Property
- Garage
- Village location
- Solar PVs
- Oil Central Heating

Built in 2007 in the popular village of Halkirk, Healdan is a spacious family home with views of the surrounding countryside. The accommodation includes lounge, kitchen/diner, 5 bedrooms (or 4 and an office), en-suite, utility, garage, bathroom and WC.

Oil central heating and double glazing throughout. Council tax band D and Energy Performance Certificate C.

Halkirk offers excellent local amenities, including a convenience store, doctor's surgery, post office, hotel, bar and good transport links to the nearest town of Thurso.

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

What3Words: ///juicy.walnuts.refills

**Porch** **7' 10" x 5' 7" (2.4m x 1.7m)**

A modern uPVC wood grain effect door with decorative glazing opens into the large vestibule. The room has oak flooring, 3 white walls and one papered wall to give it a modern feel. There is access to the WC and the hallway.

**Hall** **10' 6" x 8' 10" (3.2m x 2.7m)**

The oak flooring continues into the spacious hallway. There is a staircase with understair cupboard and access to the kitchen/diner, lounge and bedroom 5/study. Off white colour scheme with a mix of painted and papered walls. The internal doors are a 6 pane glazed pine.

**Lounge** **18' 1" x 12' 6" (5.5m x 3.8m)**

The lounge is a large room with bay window overlooking the front garden. It is modern with fresh decor, oak floors and an electric fire in a modern grey surround with black slate effect hearth.

**Kitchen/Diner** **23' 4" x 8' 10" (7.1m x 2.7m)**

This a long room divided into a kitchen space at one side and a dining/living space at the other. The kitchen units are a wood effect door and dark worktop. There are plenty units and lots of worktop space, making it ideal for cooking. There is a ceramic hob, double oven, integrated dishwasher, integrated fridge and extractor fan. There is a stainless steel sink with centre bowl and mixer tap. Completed with a tiled splashback. At the other end there is a patio door to the back garden and floor space large enough for a table that sits approximately 8 people. Oak floors throughout and light blue colour schemes.

**Utility room** **7' 10" x 5' 7" (2.4m x 1.7m)**

The kitchen leads into the utility which provides added storage space with more of the same style of kitchen units and worktops. There is space for 2 under counter appliances, and additional fridge freezer. There is a stainless steel sink.

**Garage/Games Room** **21' 8" x 10' 10" (6.6m x 3.3m)**

The garage is fully lined with plasterboard and carpeted. The hot water tank is located here and with the addition of the radiator it is warm enough to be used year round. The current owners use it as a games room with pool table and dart board. It still retains the electric roller garage door (which comes with 2 fobs) so could easily be used as a garage. It has a uPVC door to the back garden and internal door to the utility.

**WC** **5' 7" x 4' 11" (1.7m x 1.5m)**

The WC is off the front porch. The white sink and toilet are housed in a vanity with wood effect doors, black fittings, radiator and black worktop. The decor is tasteful with a green wall paired with 3 x white walls. Ceramic tiled floor completes the look.

**Office/Bedroom 5** **10' 6" x 9' 2" (3.2m x 2.8m)**

This room is currently used as a home office but could also be used as a double bedroom or snug. Oak flooring, fresh painted walls, modern white skirtings and facings and pine door.

**Landing** **11' 6" x 7' 7" (3.5m x 2.3m)**

Carpeted staircase with pine banister leads up to the landing. There is access to the bathroom, 4 bedrooms, large storage cupboard and attic hatch.

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

The recently renovated bathroom has been cleverly designed to give a separate bath and shower enclosure. Your eye is drawn towards the uniquely shaped bath with a single curved corner. The sink is built onto a floating vanity with single cupboard and wall mounted mirrored cupboard above. The toilet cistern is housed in matching furniture. The open plan shower enclosure has a mains hot water shower with rainfall shower and hand held shower attachment on a riser bar. All fittings are chrome including the towel rail. Floors are a white tile and walls are partly tiled, partly painted in a natural shade.

**Bedroom 1** **14' 9" x 11' 6" (4.5m x 3.5m)**

The main bedroom has a fitted wardrobe with sliding mirrored doors. The window overlooks the front garden. Carpeted in a light grey, with lilac walls. There is an ensuite shower room.

**En-suite** **8' 2" x 5' 7" (2.5m x 1.7m)**

Off bedroom 1, the ensuite has a white toilet, sink and shower. The shower has a mains hot water mixer shower. Fittings are all in chrome. The vanity has white doors and a wood effect top. Wall mounted mirror over the shower and bathroom socket at the worktop. Tiled floor and white walls. There is a timber velux window and the light over the shower doubles as an extractor for ventilation.

**Bedroom 2** **13' 5" x 8' 2" (4.1m x 2.5m)**

Double bedroom with window overlooking the back garden. Coombed ceilings, grey wood effect vinyl floors and light blue walls with modern white skirtings and facings.

**Bedroom 3** **13' 5" x 8' 2" (4.1m x 2.5m)**

Bedroom 3 is a mirror image of bedroom 2 with the same flooring and colour schemes. The window overlooks the front garden.

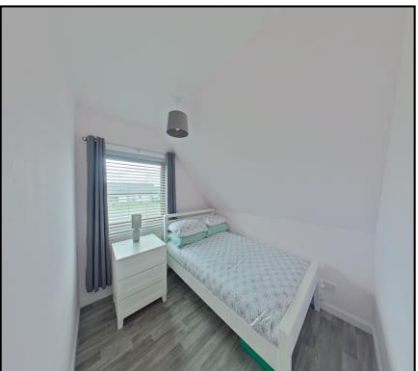
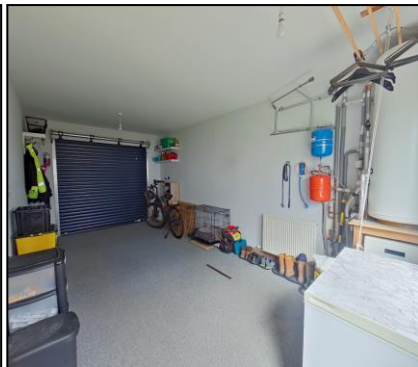
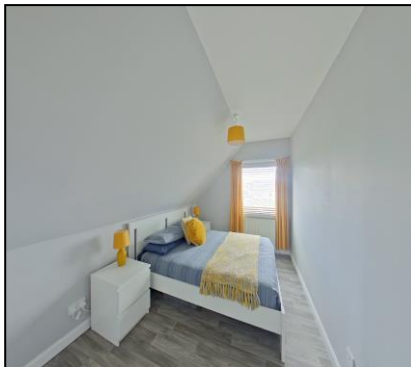
**Bedroom 4** **10' 2" x 8' 2" (3.1m x 2.5m)**

This is the smallest of the bedrooms but can fit a double bed. Grey wood effect vinyl floors paired with light walls.

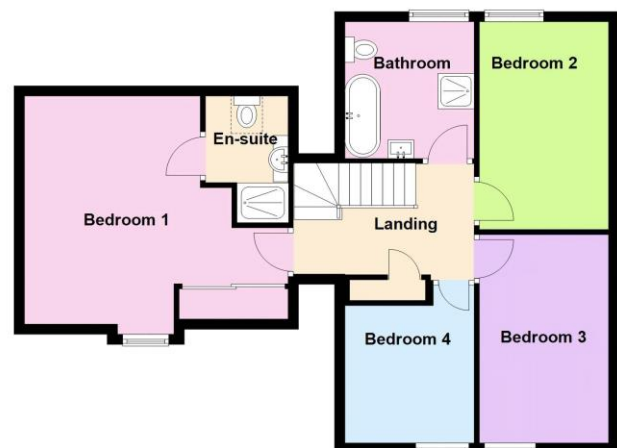
**Garden**

The front garden has a large driveway for at least 4 parked cars. The rest of the space is laid to lawn. There is a gate to the back garden which is fully enclosed with a separate enclosed area for the polytunnel and shed.

All carpets and blinds are included in the sale.




**Ground Floor**

**First 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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