



Comlifoot Drive, Halkirk

Offers Over £255,000



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4 BEDS | 2 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this immaculately presented bungalow in the village of Halkirk. This superb home is neutrally decorated throughout and offers family living at its best.

There is a beautiful family lounge which is of good proportions and benefits from a large picture window which lets plenty of natural daylight flood through. The superb kitchen/dining room benefits from Shaker style base and wall units with integral appliances. The kitchen gives access to the well-presented utility room and the integral garage. Patio doors in the dining area of the kitchen give access to the generous rear garden. The family bathroom benefits from both a shower as well as a bath. There are four neutrally decorated double bedrooms, three of which benefit from built in storage, the master bedroom has an en suite shower room.

Finished to the highest of standards, this beautiful home benefits from oak doors throughout and has neutrally painted walls making it a blank canvas for the new owner to put their own stamp on it.

Externally the property benefits from a patio as well as a garage to the front and occupies a generous plot. The front garden is mainly laid to lawn as is the rear garden which also benefits from ranch style fencing

The village of Halkirk has a local shop, butchers and a hotel, Halkirk is situated a short drive from the Town of Thurso which is the most northerly town in mainland Scotland, Thurso is a great base for exploring the surrounding countryside. There's plenty to see and do in and around the delightful town of Thurso. The town is a hive of lovely traditional shops, cafes, bars, and restaurants.



Extra Information

Services

School Catchment Area is - Halkirk Primary, Thurso high School

EPC

EPC - C

Council Tax

Band - D

Tenure

Freehold

Viewing

If you would like to view this property, please contact the office on 01847 890826

Extras

Key Features

- **Four Bedrooms**
- **En-Suite**
- **Large Garden**
- **Village Location**



Property Photos



Property Photos



Property Photos



Property

Dimensions

Lounge 4.08m x 6.84m

This beautiful room is neutral in décor. There is a wool fitted carpet, two pendant light fittings as well as ample double sockets. The lounge benefits from an arial point as well as two central heating radiators. There are dual aspect windows with blinds and curtains. A focal point within the room is the wooden attractive fireplace with an insert electric fire. This room is of good proportions and is a bright and welcoming reception room.

Bathroom 3.22m x 1.85m

The well-presented bathroom benefits from a shower enclosure, bath and WC. There is a central heating radiator, a chrome triple light fitting as well as an extractor fan. An opaque window with a blind faces the front elevation and vinyl has been laid to the floor.

Bedroom two 3.30m x 4.22m

This rear facing double room is neutral in décor. There is a pendant light fitting, an arial point and double sockets. The walls have been painted magnolia and a carpet has been laid to the floor. A window with blinds and curtains faces the rear elevation and there is also a central heating radiator.

Bedroom Four 3.23m x 2.76m

Located to the front of the home, this bedroom benefits from a built-in cupboard with both hanging and shelf space. A carpet has been laid to the floor, there is a central heating radiator, a pendant light fitting and an aerial point. A window with voiles and blinds faces the front elevation.

Kitchen 6.87m x 3.30m

The superb kitchen/dining room is of good proportions and benefits from base and wall units with laminate worktops. There is a ceramic hob and a single oven which has a chimney extractor hood above. The kitchen benefits from a stainless-steel sink with drainer, two pendant light fittings and a smoke alarm. Space can be found for a fridge freezer; there is a breakfast bar with seating as well as a central heating radiator. A window with a roller blind faces the rear elevation. Sliding doors give access to the rear garden and vinyl has been laid to the floor. An oak door gives access to the utility room.

Master bedroom 4.19m x 3.25m

This generous room benefits from glazed triple wardrobes with hanging and shelf space. A carpet has been laid to the floor, there is a pendant light fitting, an arial point and double sockets. The master bedroom also benefits from a central heating radiator. A door gives access to the en-suite shower room.

Bedroom three 3.30m x 4.14m

This bedroom is L-shaped and benefits from a wool carpet. There is a central heating radiator, an arial point and double sockets. A window with blinds and curtains faces the rear elevation. This is a light and bright room which benefits from an outlook over the well-maintained garden.

Utility Room 2.76m x 1.91m

The utility room benefits from a generous storage cupboard which houses the hot water cylinder. There is a base unit with a built-in sink as well as space for a washing machine. Vinyl has been laid to the floor. A window faces the rear elevation and a door gives access to the integral garage. This room benefits from an extractor fan and pendant light fitting. A partially glazed UPVC door leads outside.

Property

Dimensions

Vestibule 1.76m x 2.43m

Accessed via a UPVC door with a glazed panel, this area of the home has a window with blinds to the side elevation. There is a central heating radiator, stone ceramic tiles, coving and a pendant light fitting. An oak door gives access to the inner hall.

En-Suite 1.10m x 2.99m

Neutrally decorated, the recessed shower has been fitted throughout with wet-wall. There is a white WC, a pedestal basin as well as vinyl flooring. There is a chrome towel ladder radiator, a pendant light fitting and extractor fan. An opaque window with a roller blind faces the side elevation.

Garden

The front garden is mainly laid to lawn with paving and has a feature patio. The rear garden has ranch style fencing, a patio and is laid to lawn with trees, hedging and plants

Hall 1.10m x 6.72m & 4.44m x 1.47m

The L-shaped hall benefits from a beige fitted carpet and coving. There are two central heating radiators, double sockets and a useful storage cupboard. There are also two pendant light fittings and oak doors give access to the lounge, kitchen, four bedrooms and bathroom.

Garage 5.69m x 3.56m

The integral garage has a roller door and benefits from power and light. A hatch gives access to the loft void and a window faces the side elevation. A door leads into the utility room.

THURSO

Property Location

The most northerly town in mainland Scotland, Thurso is a great base for exploring the surrounding countryside. There's plenty to see and do in and around the delightful town of Thurso. The town is a hive of lovely traditional shops, cafes, bars, and restaurants. There are good coach and rail links south. There are leisure facilities within the town, which include a cinema and a swimming pool, and outdoor pursuits include surfing, fishing, and yachting. There is an airport and hospital in Wick, which is twenty minutes driving distance away.



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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor(s) ownership. We have not verified the tenure of the property, the type of construction, or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyors, etc., prior to the exchange of contracts.