



**68A  
Bridge Street  
Halkirk**

**Offers Over  
£162,000**



- 3 Bedrooms
- Off road parking
- Semi-rural
- Semi-detached bungalow
- Walk in condition
- Village location

A delightful 3 bedroom semi-detached bungalow with off road parking and a private garden, presented in walk-in condition.

Situated in the popular village of Halkirk, the property offers an ideal setting for families and professionals alike. Halkirk boasts excellent local amenities, including a convenience store, doctor's surgery, school, post office, and good transport links. The surrounding countryside provides superb opportunities for outdoor enthusiasts, while the nearby Thurso River—renowned worldwide for its exceptional fly fishing—continues to attract anglers from across the globe.

Air source heating and double glazing throughout. Council tax band C and energy performance rating D. For a Home Report and the 360 tour, please go to our website [www.pollardproperty.co.uk](http://www.pollardproperty.co.uk)

What3Words: ///during.outs.trooper

**Porch** **4' 6" x 3' 11" (1.36m x 1.2m)**

Enter via the side of the property into the porch. It has a half glazed external door and an internal glass panelled door into the hall. It is neutrally decorated with a ceiling light and wall mounted coat hooks.

**Hall** **11' 6" x 10' 2" (3.5m x 3.1m)**

An L-shaped hall that is neutrally decorated and has vinyl flooring. There are doors accessing the hall, bathroom, lounge, kitchen/diner, 3 bedrooms and cupboard. A ceiling hatch opens into the loft space.

**Bathroom** **12' 2" x 6' 3" (3.7m x 1.9m)**

A spacious bathroom that is neutrally decorated with a ceramic tiled floor, ceiling extractor fan and a large frosted glass window providing light and extra ventilation. The room has a white toilet, pedestal wash hand basin, bath and a built in shower cubicle with a tiled splashback.

**Kitchen/Diner** **15' 1" x 10' 4" (4.6m x 3.16m)**

Another generously sized room which is neutrally decorated and has vinyl flooring. A window and external fully glazed door accesses the rear garden with uninterrupted views of the surrounding countryside. There is a fitted kitchen with faux light wood wall and floor units, worktop and tiled splashback. The integrated appliances are: electric 4 burner ceramic hob, electric oven, overhead extractor fan and a fridge freezer. The room has plumbing for a washing machine and space for a table and seating for at least 4 people.

**Lounge** **16' 1" x 12' 8" (4.9m x 3.85m)**

A spacious and well proportioned lounge, beautifully presented in neutral décor with fitted carpeting. A striking bay window spans the entire front wall, flooding the room with natural daylight and offering pleasant views over the front garden. An inset electric coal effect fire sits within an attractive fireplace, complete with a wooden surround and decorative tiled detailing, creating a warm and inviting focal point to this cosy living space.

**Bedroom 1** **13' 7" x 12' 4" (4.15m x 3.77m)**

A spacious, neutrally decorated and sunny double bedroom that is carpeted. It has a large window with a view of the front garden and a door accessing the en-suite shower room.

**En-suite** **9' 6" x 3' 9" (2.9m x 1.15m)**

A handy internal en-suite accessed from bedroom 1. It has neutral decoration, vinyl flooring, ceiling extractor fan, white toilet, pedestal wash hand basin and a built in shower with a tiled splashback.

**Bedroom 2** **10' 10" x 9' 2" (3.3m x 2.8m)**

A double bedroom that is carpeted and has a built in wardrobe with mirrored sliding doors. It has a window with views of the rear garden and countryside.

**Bedroom 3** **10' 10" x 8' 10" (3.3m x 2.7m)**

A neutrally decorated single bedroom that is carpeted and has a built in cupboard. It has a similar view as bedroom 1 of the rear garden and extensive countryside.

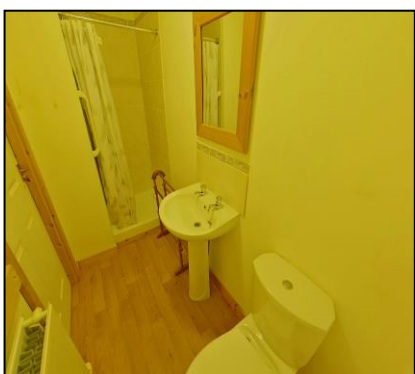
**Garden**

The rear garden is fully enclosed by wooden fencing and laid to lawn, complemented by established shrubs and enjoying panoramic views across the surrounding countryside. Two wooden sheds provide useful outdoor storage, and a garden gate opens onto the driveway, which leads to the front door and continues to the front garden. To the front, a circular lawn with a gravel surround is enhanced by mature planting. A Caithness stone dyke wall forms a charming boundary along the roadside.



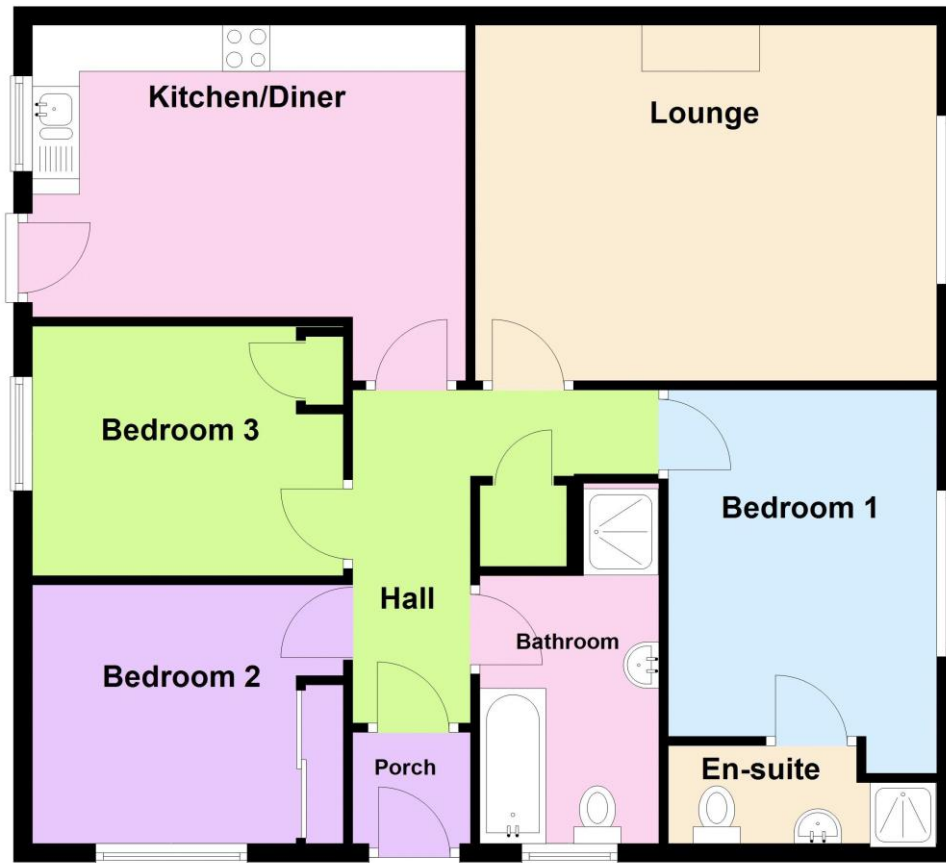
All carpets, curtains and blinds are included in the sale.

Please call Pollard Property on 01847 894141 to arrange a viewing.





## 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.

**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.