

## Tigh-Lee Bridge Street Halkirk

Offers Over  
£230,000



- 4 Bedrooms
- Detached bungalow
- Sunroom
- Sauna
- Oil central heating
- Garden room

An excellent opportunity to be the owner of this 4 bedroom bungalow in the popular village of Halkirk. Halkirk is approximately 7 miles from Thurso and is known for its countryside setting on the Thurso river and being the first planned Scottish village.

This property comprises of a vestibule, hall, lounge, dining room, kitchen/diner/sunroom, utility room, WC with sauna, shower room, 4 bedrooms, an en-suite and an integral garage. Outside is a large rear garden with a big garden room and a front garden with a spacious gravel drive to allow ample parking.

Oil central heating and double glazed throughout. Council tax band E 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)


**Vestibule**
**6' 7" x 3' 10" (2m x 1.17m)**

Enter via a covered porch through a half glazed front door with side window into the vestibule. The vestibule is neutrally decorated and has a ceramic tiled floor. A six glass panelled door opens into the large hall.

**Hall**
**38' 5" x 4' 3" (11.7m x 1.29m)**

The long hall is neutrally decorated and has laminate flooring. There are doors opening to the 4 bedrooms, shower room, garage, lounge, kitchen/diner/sunroom and large storage cupboard.

**Lounge**
**14' 5" x 11' 4" (4.4m x 3.45m)**

The well proportioned lounge has a 6 glass panelled door and a large window overlooking the front of the property. The room is neutrally decorated and has laminate flooring.

**Kitchen/Diner/Sunroom**
**25' 3" x 11' 10" (7.7m x 3.6m)**

The attractive kitchen/diner/sunroom is spacious and is neutrally decorated with click connect flooring. The room is flooded with light from the hexagonal sunroom's windows and the large kitchen window. The kitchen/diner area has fitted wall and base units in a wood design, dark grey worktop and grey tile splashback. There is a 1 ½ bowl sink with drainer, integrated ceramic electric hob with extractor fan, tower electric oven and grill, dishwasher and fridge freezer. There is a matching breakfast bar with seating for 4 people. The large sunroom overlooks the front garden and has patio doors, a ceiling fan/light and vertical blinds.

**Dining Room**
**10' 2" x 8' 2" (3.1m x 2.5m)**

The dining room is off from the kitchen and has a window overlooking the side of the property. It is neutrally decorated with laminate flooring and could easily seat 6 people.

**Utility Room**
**13' 8" x 8' 10" (4.17m x 2.68m)**

The large utility room has a tiled floor and a fully glazed external door and window to the rear garden. The room consists of a built in cupboard, a stainless steel sink, fitted wall and base kitchen units with wood finish doors and faux grey marble worktop and tiled splashback. There is space for a tumble dryer and plumbing for a washing machine. The washing machine is included in the sale.

**WC/Sauna**
**7' 9" x 5' 5" (2.36m x 1.64m)**

A door leads from the utility room to the WC/sauna room. This room has a frosted window, ceiling extractor fan, tiled floor, toilet and pedestal wash hand basin. The electric sauna has space for up to 3 people and is clad in pine tongue and groove with a glass door.

**Shower Room**
**13' 8" x 8' 11" (4.17m x 2.71m)**

The large modern shower room is plainly decorated with a tiled floor, heated towel rail and a frosted window. A corner shower cubicle has a mains shower, wet wall and above is a ceiling extractor fan. Along 1 ½ walls are base units with wood design doors and faux white marble worktop. Integrated in these units is a contemporary white wash hand basin. To one side of the units is the white toilet.

**Bedroom 1**
**13' 5" x 9' 10" (4.1m x 3m)**
**Dressing Room**
**9' 2" x 6' 3" (2.8m x 1.9m)**

Bedroom 1 is a large double bedroom with a window overlooking the rear garden making the room private. It is neutrally decorated, has laminate flooring and 2 doors leading to a large dressing room and the en-suite.

**En-suite**
**9' 2" x 7' 3" (2.8m x 2.2m)**

The en-suite has a tiled floor, frosted window, extractor fan and heated towel rail. There is a corner shower cubicle with a mains shower and wet wall, a white corner bath with tiled splashback, a toilet and a modern wash hand basin combined with a vanity unit.

**Bedroom 2** **13' 5" x 11' 2" (4.1m x 3.4m)**

**Bedroom 3** **13' 5" x 11' 2" (4.1m x 3.4m)**

Bedrooms 2 & 3 are large neutrally decorate double bedrooms with an outlook to the rear garden. There is laminate flooring and a built in double wardrobe with wooden folding doors in each of the rooms.

**Bedroom 4** **13' 5" x 9' 2" (4.1m x 2.8m)**

Bedroom 4 is a double bedroom with plain decoration and laminate flooring. It has a window overlooking the front of the property making the room light.

**Garage** **16' 5" x 12' 4" (5m x 3.75m)**

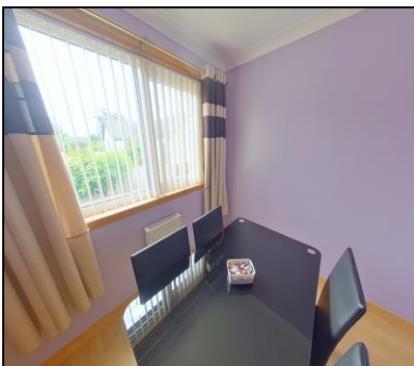
The single garage is accessed from a single door at the end of the hall. It has a large window and an electric roller garage door. There is a ceiling light and electric sockets.

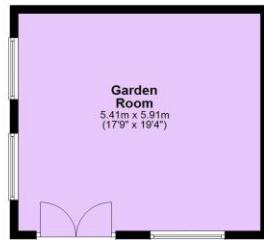
**Garden room** **17' 9" x 19' 4" (5.4m x 5.9m)**

Outside the big rear garden is a large garden room that has electricity, wooden flooring, banquette seating, 3 large windows and double doors opening out to a patio area. The garden is mainly laid to lawn with a gravel border and fenced.

The front of the property has Caithness dyke stone boundaries, a large gravel drive allowing ample parking and a lawn around the sunroom and along the side of the house to the rear garden.

All curtains, blinds and the washing machine are included in the sale. Please call Pollard Properties 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.

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