

1 Braal Square, Halkirk



Offers Over £110,000

A delightful period 3 bedroom property in the semi-rural location of Halkirk. It has been recently renovated to a high standard and decorated in a contemporary style yet keeping a traditional feel. The property comprises of: master bedroom, bedroom 2 and bedroom 3, kitchen, lounge/diner, downstairs WC, hall, family bathroom and garage. Double glazed throughout and solid fuel central heating. Energy efficiency rating: E

- **3 bedrooms**
- **Semi detached house**
- **Semi-rural location**
- **Solid fuel central heating**
- **Newly renovated**
- **Spacious lounge/diner**
- **Modern kitchen**
- **Family bathroom and separate WC**
- **Garage**
- **Energy efficiency rating: E**

www.pollardproperty.co.uk

Pollards
ESTATE AND LETTING AGENTS

 **Property Sales**

 **Market Valuations**

 **Pre-Sale Consultancy**

Pollards Estate and Letting Limited
Trading as Pollards Estate and Letting
2 Princes Street
Thurso
Caithness
KW14 7BQ
Tel: 01847 698242
E: info@pollardproperty.co.uk
www.pollardproperty.co.uk

 **Pollardestate**

 **Pollardestate**

Accommodation

Enter via a half glazed front door into a bright hall that leads to the kitchen, bedroom 2, bedroom 3, downstairs WC and stairs leading to the first floor landing. The flooring throughout the ground floor is wood effect vinyl flooring giving a uniform and contemporary style

The modern kitchen has open shelves, an enamel style sink with a pull out spray tap, floor units with wooden worktops that incorporates a breakfast bar with seating for two people. There is an integral dishwasher, induction hob, electric oven and space for a fridge freezer. A large window and fully glazed back door allows plenty of light into this stylish room

Bedroom 2 is neutrally decorated and has a large window overlooking the front garden, making the room bright and airy. There is space for a double bed, bedside table and chest of drawers.

Bedroom 3 is currently being used as an office but has space for a single bed and bedside table. It is neutrally decorated and has a window overlooking the rear garden making it light and private.

There is a handy downstairs WC comprising of a toilet and hand basin. Opposite the WC, a void under the stairs has plumbing for a washing machine.

At the end of the hallway is a spacious lounge/diner with a high wooden ceiling that has exposed beams. There are three windows overlooking the side and front of the property giving plenty of natural daylight to this delightful well proportioned room. A multi-fuel burner set in a stone hearth controls the central heating and is accompanied with a decorative log store making a great focal point. There is space for 2 and 3 seater sofas, dining table and seating for 6 people.

The staircase, landing and master bedroom are fully carpeted except for the family bathroom which has modern black vinyl floor tiles. A landing airing cupboard stores the immersion heater.

At one end of the landing a door leads to a very spacious master bedroom which has a high ceiling and is neutrally decorated. There is ample space for a king size double bed, bedside tables, dressing table and wardrobes. It has a large storage cupboard and a dormer window overlooking the front of the property making the room light and airy.



At the other side of the landing is a modern bathroom that has a white 3 piece porcelain suite with a shower over the bath. There is a heated towel rail and a lighted mirror with integral shaver socket. The room is wet walled and has a stylish white grooved ceiling. A frosted window allows plenty of natural light and ventilation into the room.

Outside is an enclosed private, gravelled rear garden with side access to the road. There is a wood and coal store area and plenty of space for a seating area. The attractive front garden is laid to lawn, fenced and gated with a gravel and Caithness stone path leading to the front door from the road. Not far from the front garden is a garage with an 'up and over door'.

Entrance Hall: 18' 1" x 6' 0" (5.51m x 1.83m)

At its longest and widest.

Kitchen: 10' 4" x 8' 9" (3.14m x 2.67m)

Lounge/Diner: 20' 1" x 15' 4" (6.12m x 4.67m)

At its longest and widest.

WC: 4' 6" x 2' 11" (1.36m x 0.89m)

First Floor Landing: 6' 9" x 4' 11" (2.07m x 1.49m)

Master bedroom: 17' 3" x 15' 7" (5.25m x 4.75m)

At its longest and widest.

Bedroom 2: 15' 2" x 9' 6" (4.63m x 2.9m)

At its longest and widest.

Bedroom 3: 9' 6" x 7' 4" (2.89m x 2.24m)

Family Bathroom: 10' 6" x 6' 1" (3.19m x 1.86m)

Garage: 16' 11" x 10' 6" (5.15m x 3.2m)

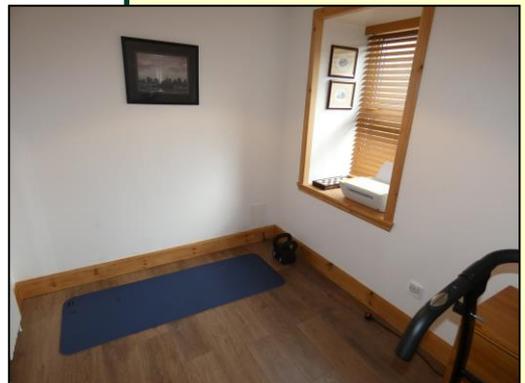
Asking Price in Scottish Legal Form to Pollard Estate and Letting Limited. **Viewing** By appointment through Pollard Estate and Letting Limited. Tel 01847 698242.

Entry By arrangement **For current tax bandings:** www.saa.gov.uk

Mortgage Information. Please ring us to discuss your requirements.

Valuation: If you would like a Free, no obligation valuation and market appraisal on your property please contact Thurso on 01847 698242.

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 Pollards Estate and Letting Ltd 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.



Ground Floor



First Floor



2 Princes Street
Thurso, Caithness
KW14 7BQ
Tel: 01847 698242
Fax: 01847 891887

info@pollardproperty.co.uk

www.pollardproperty.co.uk