



## The Brambles Halcro Bower

Offers Over  
£260,000



- 4 Bedrooms
- Integral garage
- Walk in condition
- Detached bungalow
- Conservatory
- Rural location

**\*\*£10,000 under the Home Report valuation**

**A 4 bedroom, detached bungalow with a large conservatory and an integral garage. This delightful property is in walk in condition and has panoramic views of the beautiful Caithness countryside. Close to Bower village and approximately midway between the bustling towns of Wick and Thurso.**

**The house comprises of: entrance hall, conservatory, lounge, kitchen/diner, utility room, WC, internal hall, shower room and 4 bedrooms. This property presents a unique opportunity to embrace the tranquility of the countryside without sacrificing convenience or comfort. Whether enjoying the views from the conservatory or exploring the nearby villages, residents are sure to appreciate the idyllic lifestyle this home offers.**

**LPG gas central heating and double glazed throughout. Council tax band D and Energy Performance rating E. Home Report and virtual tour through the Pollard Property website, [www.pollardproperty.co.uk](http://www.pollardproperty.co.uk) What3words: ///students.wove.ultra**

**Entrance Hall** **13' 1" x 3' 3" (4m x 1m)**

Enter via the side of the property by a fully glazed door into a carpeted hall that is neutrally decorated. There are doors accessing the utility room, WC and integral garage.

**Utility Room** **8' 10" x 5' 11" (2.7m x 1.8m)**

A large room that is carpeted and has a big window overlooking the rear garden. This handy utility room has a worktop with pull out cupboards beneath and plumbing for a washing machine and tumble dryer.

**Garage** **17' 5" x 13' 5" (5.3m x 4.1m)**

Across the hall from the utility room is a door leading to the integral garage. This has an up and over remote controlled sectional door and a side window. There is a ceiling hatch to the roof void and the LPG boiler is wall mounted.

**WC** **5' 11" x 4' 3" (1.8m x 1.3m)**

Located next to the utility room. It has a modern toilet and wash hand basin, frosted window and neutral decoration.

**Kitchen/Diner** **18' 8" x 9' 6" (5.7m x 2.9m)**

A spacious, modern kitchen that has glass panelled doors opening into the entrance hall and internal hall. The room is carpeted and has 2 windows overlooking the rear garden and a built in double cupboard. The attractive German designed kitchen has pull out cupboards/drawers with the following integrated appliances: 4 burner gas hob, overhead digital extractor hood, self cleaning electric tower single oven with hide and slide door, microwave, fridge freezer and dishwasher. There is plenty of space for a table and seating for at least 4 people.

**Internal hall** **16' 9" x 5' 11" (5.1m x 1.8m)**

The L-shaped hall is carpeted and neutrally decorated. There are doors accessing the kitchen/diner, lounge, conservatory, shower room, 4 bedrooms and 2 built in cupboards.

**Lounge** **16' 9" x 13' 9" (5.1m x 4.2m)**

A spacious, well proportioned room that is carpeted and neutrally decorated. It has a coal effect gas fire set in a marble and wood surround. There are sliding patio doors opening into the conservatory and a glass panelled door into the internal hall. The curtains are not included in the sale.

**Conservatory** **22' 4" x 9' 2" (6.8m x 2.8m)**

The large conservatory runs along the front of the property and has great views of the front garden and surrounding countryside. It is carpeted and has an external door opening in the garden and internal doors to the lounge and internal hall.

**Shower Room** **9' 10" x 7' 7" (3m x 2.3m)**

The modern shower room is carpeted, neutrally decorated and has a frosted window and a uPVC silver/white tongue and groove ceiling. There is a walk in shower with a mains shower and wet wall splashback, a vanity unit that incorporates a toilet and wash hand basin. A corresponding wall unit is on the opposite wall and a heated towel rail complete the room.

**Bedroom 1** **13' 5" x 11' 6" (4.1m x 3.5m)**

A well presented double bedroom that is carpeted and has a large window overlooking the front garden. There is one wall of built in wardrobes with mirrored sliding doors and on another wall is a double built in wardrobe with wooden sliding doors.

**Bedroom 2** **13' 5" x 10' 10" (4.1m x 3.3m)**

Another attractive double bedroom that has a window facing the front garden and is flooded with natural daylight. The room is neutrally decorated, carpeted and has a built in wardrobe.

**Bedroom 3** **11' 6" x 9' 10" (3.5m x 3m)**

A very pleasant double bedroom that is carpeted and has a window overlooking the rear garden and surrounding countryside. The room has a built in wardrobe.

**Bedroom 4**                    **9' 10" x 9' 10" (3m x 3m)**

A well proportioned bedroom that is currently being used as a craft room. The room is carpeted, neutrally decorated and bathed in light by a large window overlooking the rear of the property.

**Garden**

The large, wraparound garden has a block built wall boundary and metal double gates. A sweeping tarmacked driveway runs along the side and front of the property. The garden is mainly laid to lawn with a drying area at the rear and a paved patio in front of the conservatory that incorporates a fish pond. The fish are not included in the sale. There is a wooden shed to one side of the property and a paved path/gravel area around the sides of the bungalow.

All carpets, curtains (except the lounge) and blinds are included in the sale. Not included in the sale are: washing machine, tumble dryer and pond fish.

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.

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