

**Services**

Mains electricity, water and drainage.

**Extras**

All carpets, fitted floor coverings, curtains and blinds. A washing machine and a dishwasher.

**Heating**

LPG gas central heating.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

D

**Viewing**

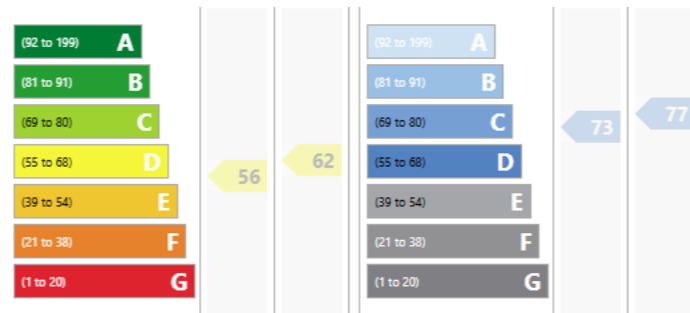
Strictly by appointment via Munro & Noble Property Shop  
- Telephone 01955 602 222

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £230,000  
A full Home Report is available via Munro & Noble website.



**Ben Griam, Crescent Street  
Halkirk  
KW12 6XN**

A four bedroomed, detached bungalow with gardens, a detached garage, off-street parking, that is located in the village of Halkirk.

**OFFERS OVER £228,000**

The Property Shop, 22 Bridge Street  
Wick

property@munronoble.com

01955 602 222

01955 603016

**Property Overview**

- Detached Bungalow
- 4 Bedrooms
- 2 Receptions
- 2 Shower Rooms
- LPG Gas
- Garden
- Garage
- Solar Panels

**DETAILS:** Further details from Munro & Noble Property Shop, 22 Bridge Street, Wick, Caithness, KW1 4NG. Telephone 01955 602 222.  
**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 22 Bridge Street, Wick, Caithness, KW1 4NG.  
**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.  
**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

**Kitchen/Diner**



**Kitchen/Diner**



**Sun Room**



**Utility Room**



**Shower Room**



Bedroom One



Bedroom One En-Suite Shower Room





Lounge

### Property Description

Occupying an excellent and generous plot, Ben Griam is a delightful four bedroomed detached bungalow which enjoys spectacular views over the neighbouring countryside and beyond. Viewing is essential to appreciate the size of the accommodation on offer as well as glorious garden grounds. The property is in immaculate order throughout and has been designed for modern day family living and offers a wealth of features including a detached garage, double glazed windows, LPG gas central heating, solar panels which have a feed-in tariff and ample storage provisions, with two good-sized cupboards in the hallway. Inside, the well-proportioned accommodation comprises an entrance vestibule and entrance hall, and from here can be found a front facing lounge with large picture window and a feature electric fire set within a stone surround, an open plan kitchen/diner sunroom area, and a handy utility room. The open plan kitchen/diner and sunroom area is the heart of the home, having triple aspect windows which let in a natural abundance of light to flood the room during the day. It is fitted with wall and base mounted units with worktops, has a 1 1/2 sink with mixer tap and drainer, and offers plentiful space for a dining table and chairs. The integrated goods are all Neff appliances and include an eye-level oven, a microwave and an electric hob with extractor fan over. The sunroom area lies to the rear of the property and is the perfect place to sit and enjoy the views over the garden and beyond. Continuing along the hall, there is a shower room, and four double bedrooms (three having fitted storage cupboards) with the principal bedroom benefiting from an ensuite shower room. The shower room and ensuite shower room are both fully tiled and modern with the shower room having a WC, a wash hand basin, a double shower cubicle with mains shower, with the ensuite having a wash hand basin within a vanity unit, a WC, and a shower cubicle with an electric shower. Outside, the wraparound garden is very well-maintained, has a tarmac driveway which allows off-street parking for a number of vehicles, and leads to the detached garage which has power, lighting, a pedestrian door, and an electric roller door. The garden is fully enclosed by stone walling and is predominantly laid to lawn with a gravel border and established shrubs. Beautiful features of the garden include a patio area, a rockery, raised flower beds, mature plants and trees, a greenhouse and wooden garden shed.

The property is located in the village of Halkirk, which is on the River Thurso in Caithness. Halkirk offers a wide range of amenities including, a primary school, a hotel and bar, a local shop, a riding school, a football pitch and regular bus services to and from Thurso and Wick, where a number of further amenities can be found.



Bedroom Two



Bedroom Three



### Rooms & Dimensions

Entrance Vestibule  
Approx 1.48m x 1.76m

Entrance Hall

Lounge  
Approx 4.75m x 4.53m

Kitchen/Diner  
Approx 5.32m x 3.12m

Sun Room  
Approx 4.41m x 2.55m

Utility Room  
Approx 1.60m x 2.18m

Bedroom Two  
Approx 2.65m x 3.34m

Bedroom One  
Approx 3.34m x 3.98m

Bedroom One En-Suite Shower Room  
Approx 1.61m x 1.54m

Shower Room  
Approx 1.94m x 2.55m

Bedroom Three  
Approx 3.59m x 2.29m

Bedroom Four  
Approx 2.29m x 3.17m

Garage  
Approx 3.82m x 5.60m

