

GRANITE VILLA, FOUNTAIN ROAD, GOLSPIE, SUTHERLAND, KW10 6TH



GROUND FLOOR: LOUNGE, DINING ROOM, SITTING ROOM, KITCHEN, SNUG, LAUNDRY ROOM, BOILER ROOM, WORKSHOP, BEDROOM WITH EN-SUITE SHOWER ROOM
FIRST FLOOR: FOUR BEDROOMS ALL ENJOYING EN-SUITE SHOWER ROOMS
ATTIC FLOOR: BEDROOM AND BATHROOM **OUTBUILDINGS:** DOUBLE GARAGE

This substantial and distinctive stone built property enjoys many charming features including pitch pine staircase, ornate corniced ceilings, original doors, deep skirtings and wood panelling in many of the rooms. This attractive family home was built circa 1890 and has been extended over the years and boasts generously proportioned and bright accommodation laid over three floors with the main living accommodation set on the ground floor. On the first floor are four spacious and bright bedrooms, all enjoying En-suite shower rooms, with a generous sized attic room and family bathroom set on the second floor. Prospective buyers seeking a traditional family home will be impressed with the generous room sizes and extensive garden grounds. The flexible layout, provides an opportunity to run the house as a Bed & Breakfast/Guest house. The property benefits from double glazing throughout and LPG central heating which is supplemented by open fires in the lounge and dining room. Granite Villa is located a short walk from the main street, beach and all local amenities. Externally, the property sits in fully enclosed generous garden ground and a large parking area provides ample parking for several vehicles. Only by viewing can this property and its central location be truly appreciated.

OFFERS OVER £395,000.00

LOCATION

Granite Villa is situated in a long-standing residential area and is within walking distance to all local amenities and the local secondary school is immediately to the rear.

Golspie is a thriving Highland community on the East Coast of Sutherland. It has an excellent range of facilities including primary and secondary schools, hospital, swimming pool with fitness room, well renowned golf club and popular beach. There are also many beautiful local walks in and around Golspie. There are good road and rail links to the north and south and Inverness is approximately 53 miles away and provides all the additional facilities of an expanding city, including an airport, modern shopping centres, excellent recreational facilities and a wide selection of restaurants and hotels.

DIRECTIONS

Take the A9 north through Golspie Main Street. Fountain Road is the third junction on the left. Drive up past the car park and Granite Villa is the third property on the right hand side.

ACCOMMODATION

Entrance is through a traditional solid timber door into:

VESTIBULE

2.22m x 1.63m (7'3" x 5'3")

Decorative tiled flooring. Ornate corning. Ceiling light. Part glazed door with side window panels which leads into the main reception hall.

RECEPTION HALL

This impressive hallway allows access to lounge, dining room, ground floor bedroom and rear hall. An attractive pitch pine staircase leads to the first floor. Decorative tiled flooring provides an attractive feature. Corniced ceiling. Radiator. Feature ceiling light. Wall mounted fuse box.

LOUNGE

5.36m x 4.75m (17'5" x 15'7")

This elegant and substantial sized room enjoys a front facing bay window with original wood panelling. Open fire set in tiled fireplace with attractive carved wood surround. Shelved recess to the side of the fireplace. Ceiling light. Ornate corning. Carpet.

DINING ROOM

5.21m x 4.80m (17'9" x 15'9")

This substantial room is an impressive area for entertaining and enjoys a front facing bay window, allowing plenty of natural light to enter. Original wood panelling. Ornate corning. Original Victorian style cast iron fireplace with a Caithness slab hearth and wood surround. Wood flooring. Feature ceiling light. Shelved alcove. Radiator. Double doors lead down to sitting room.

SITTING ROOM

4.19m x 3.34m (13'9" x 10'11")

Rear facing window. Two double storage cupboards with shelving. Shelved recess. Radiator. Carpet. Spots on track ceiling light.

BEDROOM 1

3.99m x 3.25m (13'1" x 10'8")

Nicely proportioned room with side facing window. Fitted wall mirror. Carpet. Radiator. Door into En-suite shower room.

EN-SUITE SHOWER ROOM

Two piece suite comprising WC and pedestal wash hand basin. Shower cubicle, lined with wet wall panelling and fitted with an electric Mira shower unit. Non-slip vinyl flooring. Electric shaver point with light. Extractor fan.

KITCHEN

3.73m x 3.41m (12'2" x 11'2")

Bright room with rear window and side facing patio doors, fitted with vertical blinds, comprising a number of wall and base units incorporating a built-in induction hob, with integrated extractor above, and eye level oven and grill. Stainless steel sink and drainer with mixer tap. Tiled splash-back. Work surface.

Ceiling and walls have been partially lined with wood panelling. Centre Island/ breakfast bar with units under. Plumbed for dishwasher. Two ceiling lights. Tile effect flooring. Exposed stone wall. Door through to inner hall.

SNUG

3.47m x 2.87m (11'4" x 9'5")

Bright room with side facing window and Velux. Extensive wall shelving. Carpet. Spots on track ceiling light.

LAUNDRY ROOM

3.57m x 2.85m (11'8" x 9'11")

Comprising wall and base units. Sink and drainer set in unit. Plumbed for washing machine. Tiled flooring. Work surface. Rear facing window. Open through to boiler room. External door out to side of property.

BOILER ROOM

2.85m x 2.41m (9'11" x 7'11")

Central heating boiler. Door leads out to the rear garden. Window. Ceiling mounted clothes pulley. External door out to rear garden.

OFFICE/STORE

2.76m x 2.34m (9'1" x 7'8")

Tiled flooring. Rear facing window. Extensive wall shelving. Radiator. Ceiling light.

LANDING

From the reception hall, an elegant pitch pine staircase leads to the first floor landing.

Access is given to four bedrooms all enjoying their own En-suite shower rooms. Rear facing window with deep display sill.

BEDROOM 2

3.48m x 3.19m (11'5" x 10'5")

Side facing window with original wood panelling. Carpet. Radiator. Feature ceiling light. Door into En-suite shower room.

EN-SUITE SHOWER

2.21m x 2.05m (7'3" x 6'9")

Two piece suite comprising WC and pedestal wash hand basin. Shower cubicle lined with wet wall panelling and fitted with an electric Mira shower unit. Non-slip vinyl flooring. Rear facing Velux. Ladder style heated towel rail. Tiled splash-back. Fitted wall mirror with shaver socket and light above.

BEDROOM 3

17' x 15'9" (5.19m x 4.80m)

A delightful, bright and spacious room enjoying a front facing bay window. Original wood panelling. Radiator. Carpet. Feature ceiling light. Door to En-suite.

EN-SUITE SHOWER ROOM

2.07m x 1.53m (6'9" x 5')

Two piece suite comprising WC and pedestal wash hand basin. Shower cubicle lined with wet wall panelling and fitted with an electric Mira shower unit. Shelved storage. Extractor fan.

BEDROOM 4

5.30m x 4.03m (17'2" x 13'3")

Another delightful, bright and spacious room enjoying a front facing bay window with original wood panelling. Carpet. Radiator. Wall and ceiling lights. Door to En-suite.

EN-SUITE SHOWER ROOM

1.57m x 1.33m (5'2" x 4'4")

Two piece suite comprising WC and pedestal wash hand basin. Shower cubicle lined with wet wall panelling and fitted with an electric Mira shower unit. Non-slip flooring. Ladder style heated towel rail. Fitted wall mirror with shaver socket and light above. Fitted towel holder.

BEDROOM 5

4.84m x 3.30m (15'9" x 10'10"10) (at longest point)

Side facing window. Carpet. Ceiling light. Door into En-suite.

EN-SUITE SHOWER ROOM

2.33m x 1.96m (7'7" x 6'5")

Two piece suite comprising WC and pedestal wash hand basin. Shower cubicle fitted with an electric Mira shower unit. Ladder style heated towel rail. Fitted wall mirror with shaver socket and light above.

Stairs lead up to the second floor landing

LANDING

Front facing Velux. Two shelved storage cupboards. Access is given to attic bedroom and bathroom. Large storage area.

ATTIC BEDROOM

4.78m x 3.59m (15'8" x 11'9")

Spacious room with coomb ceiling. Large rear facing Velux. Ceiling light.

BATHROOM

3.05m x 2.28m (10' x 7'5")

Generous sized bathroom comprising WC with built-in cistern, vanity wash hand basin with storage under and bath with shower over. Shower screen. Shelved storage. Non-slip flooring. Large rear facing Velux. Radiator. Fitted wall mirror with shaver socket above. Wet wall panelling splash-back.

GARDEN

The property sits in extensive garden ground which are laid to lawn and are located to the front, side and rear. A driveway to the front offers vehicular access to Granite Villa and leads to a large parking area to the side and also to the double garage, allowing off street parking for several vehicles. Boundaries are by way of traditional stone walls and railings. There is an LPG storage tank located within the front garden ground.

OUTBUILDINGS

A detached block and stone built double garage is provided to the rear of the property.

COUNCIL TAX BAND

Band 'F'

EPC

Band 'G'

POST CODE

KW10 6TH

SERVICES

Mains water, drainage and electricity.

VIEWING

Contact the selling agents

ENTRY

By Arrangement

PRICE

Offers over £395,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

These Particulars do not constitute an offer or contract and while believed to be accurate are not guaranteed. Offerers by offering will be held to have satisfied themselves as to the extent and condition of the subjects of sale as to which no warranty is given or is implied either from these Particulars or from any advertisement for sale of the subjects or otherwise.







