

VIEWMOUNT, OLD CAITHNESS ROAD, HELMSDALE, SUTHERLAND, KW8 6JW



CONSERVATORY, LOUNGE, DINING ROOM, SITTING ROOM, KITCHEN, BACK KITCHEN, BATHROOM, FOUR BEDROOMS, SHOWER ROOM. TWO ATTIC STORE ROOMS. GARAGE.

Viewmount is a substantial and distinctive detached property, situated in attractive garden grounds close to the centre of Helmsdale, within walking distance of all local amenities. This delightful property, which was built circa 1900 enjoys an elevated, south facing position commanding envious panoramic views across the village to West Helmsdale and along the Moray Firth coastline. Although in need of renovation and modernising, Viewmount retains many period features including doors, fireplaces, deep skirtings and ornate cornices and enjoys bright, generously proportioned accommodation laid over two floors. On the ground floor is lounge, conservatory, dining room, sitting room, kitchen, back kitchen and bathroom with 4 generously sized bedrooms on the first floor along with shower room. Via an attic stair on the landing, there are a further 2 storage rooms. In addition to the open fires in many of the rooms, the property benefits from oil fired central heating and partial double glazing. Prospective buyers seeking a traditional family home will be impressed with the generous room sizes and extensive garden grounds. This property, with its elevated location must be viewed to appreciate its stunning views.

OFFERS OVER £265,000.00



LOCATION

Helmsdale, approximately 80 miles north of the Highland capital of Inverness, is a quiet fishing village with a picturesque harbour lying at the mouth of the Strath of Kildonan amid spectacular scenery. It is also known for its Salmon fishing on the River Helmsdale and is a popular sporting holiday location. Facilities in Helmsdale include hotels, a variety of shops and restaurants, cultural centre, art gallery, post office, railway station and a primary school. Secondary schooling is provided for at Golspie High School. Sporting facilities include tennis courts and a 9 hole golf course in Helmsdale with 18 hole courses in Brora, Golspie and Dornoch including the world famous Championship Course of Royal Dornoch.

DIRECTIONS

As you approach the village of Helmsdale from the south, take the last junction on the left, before the sharp bend, on to Old Caithness Road. Viewmount is on the right hand side and is set back with a high wall in front of it.

ACCOMMODATION

Entrance through half glazed UPVC door into:

VESTIBULE **3.12m x 2.19m (10'2" x 7'2")**

Glazed on three side allowing plenty of natural light to enter, taking full advantage of the panoramic views across Helmsdale and the Moray Firth coastline. Ceiling light. Glazed door into entrance hall.

RECEPTION HALL

Spacious and bright hall allowing access to lounge, sitting room, dining room, kitchen and bathroom. Concertina door to under-stair storage area. Carpeted stairs to landing. Large wall mounted mirror. Carpet. Radiator.

LOUNGE **5.77m x 4.20m (18'10" x 13'10")**

Inviting room with feature south facing bay window commanding open views across Helmsdale and the Moray Firth coastline. Open fire set in a tiled fireplace. Feature circular window through to conservatory. Wall lights. Deep display sills. Carpet. Curtains. Door through to conservatory.

CONSERVATORY **4.20m x 3.91m (13'9" x 12'10")**

Large south facing window enjoying open views across Helmsdale and the Moray Firth coastline. Deep display sills. Laminate flooring. Ceiling light. Built-in storage. UPVC door leads out to a patio area at the front of the property.

DINING ROOM **5.78m x 4.26m (18'11" x 13'11")**

This substantial room is an impressive area for entertaining and again enjoys a south facing bay window taking in the panoramic views across Helmsdale and the coast. Open fireplace with wood surround provides an attractive focal point. Door to slim shelved cupboard. Ceiling light. Carpet. Doors lead to the reception hall and kitchen.

SITTING ROOM **4.27m x 3.61m (13'11" x 11'10")**

Nicely proportioned room enjoying a double aspect including a feature circular window to side of house. Open fire set in a tiled fireplace with wood surround provides an attractive focal point. Arched alcove with display shelf and built-in cupboard under. Shelved recess. Radiator. Carpet. Curtains.

BATHROOM **3m x 2.66m (9'10" x 8'9")**

Comprising WC, wash hand basin and bath lined with wood panelling around. Fitted wall unit. Rear facing window. Radiator. Ceiling light.

KITCHEN **4.86m x 4.05m (15'11" x 13'3")**

Comprising a generous number of wall and base units incorporating a stainless steel single sink with double drainer and mixer tap. Side window enjoying views across to West Helmsdale. Rear facing window looking into the back kitchen. Vinyl flooring. Radiator. Access to the kitchen is via the dining room, hall and back kitchen.

BACK KITCHEN **4.51m x 2.60m (11'10" x 8'6")**

Two rear facing windows and side facing window enjoying views across to West Helmsdale and the hills beyond. Stainless steel single sink with double drainer and mixer tap set in base unit. Plumbed for washing machine. Two store cupboards. Wall mounted electric meter and fuse box. Door leads into rear porch. Vinyl flooring.

REAR PORCH **2.26m x 2.20m (7'5" x 7'3")**

Vinyl flooring. Door out to rear of property.

From the main entrance hall, a carpeted stairs leads to a bright and spacious landing.

LANDING

Access is given to four bedrooms and shower room. Two doors lead into shelved linen cupboards, one housing the hot water tank. Door to stairs which gives access to two attic rooms. Telephone point.

MASTER BEDROOM **4.81m x 4.25m (15'9" x 13'11")**

Extremely spacious and bright room enjoying a double aspect taking full advantage of the panoramic views across Helmsdale and the Moray Firth coastline. Wash hand basin with mirror and splashback. Shaver socket with light. Carpet. Curtains. Radiator.

BEDROOM 2 **4.64m x 4.32m (15'3" x 14'2")**

Another spacious and bright room enjoying front facing window commanding superb views across Helmsdale and the Moray Firth coastline. Two built-in wardrobes with sliding double doors and storage cupboards above. Built-in dressing table. Wash hand basin with mirror and splash-back. Shaver socket with light above. Radiator. Carpet. Curtains. Ceiling light.

BEDROOM 3 **4.33m x 3.72m (14'2" x 12'2")**

Nicely proportioned room with rear facing window. Two built-in wardrobes with sliding double doors and storage cupboards above. Fitted wall mirror with light above. Carpet. Radiator. Curtains.

BEDROOM 4 **4.10m x 3.03m (13'5" x 9'11")**

Rear facing window overlooking the garden. Double wardrobe with sliding doors and storage cupboards above. Built-in dressing table with wall shelf above. Carpet. Radiator. Curtains.

SHOWER ROOM **2.38m x 2.30m (7'9" x 7'6")**

Comprising WC, wash hand basin and shower enclosure, fully lined with wet wall panelling and fitted with a mains shower unit. Front facing Velux. Carpet. Radiator.

Door in landing leads to an attic staircase where there are a further two store rooms.

ATTIC ROOM 1 **7.13m x 3.64m (23'4" x 11'11")**

Fully lined with wood panelling. Two front facing Velux windows. Coomb ceiling. Built-in storage cupboard. Ceiling light. Double socket.

ATTIC ROOM 2 **3.67m x 3.02m (12' x 9'10")**

Fully lined with wood panelling. Front facing Velux window. Ceiling light. Double socket.

GARDEN

Areas of garden ground are provided to the front, side and rear. The extensive landscaped garden is mainly laid to lawn and has been well maintained. A driveway to the west of the property allows vehicular access and leads up to the garage providing for off street parking. There is a paved patio area to the front of the property allowing an ideal setting for outdoor entertaining.

COUNCIL TAX BAND

Band 'E'

EPC

Band 'G'

POST CODE

KW8 6JW

SERVICES

Mains water, electricity and drainage. Telephone connection.

VIEWING

Contact the selling agents

ENTRY

By Arrangement

PRICE

Offers Over £265,000.00 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.

