



3 Church Street, Golspie, Sutherland, KW10 6TT

Offers over £135,000



This semi-detached bungalow offers nicely proportioned accommodation with excellent storage facilities and is located in the harbour front area of Golspie, only a short walk to all amenities in the village. The property was built circa 1900 with later additions and allows potential for further extensions to be added with the appropriate permissions. The property requires some updating and modernising but benefits from double glazed UPVC doors and windows and electric storage heating with the addition of an open fire in the living room. Externally, the property sits in generous garden ground to the front, side and rear and is fully enclosed with off-street parking and a garage.

Location

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.





Accommodation

Entrance through part glazed UPVC front door into:

Hall

Access is given to living room, bedroom and shower room. Storage cupboard with fitted coat hooks, shelving and double sliding doors. Carpet. Wall mounted electric meter and fuse box. Electric storage heater.

Bedroom 1

Nicely proportioned room with front facing window and deep display sill. Two double wardrobes with hanging rail, shelving and sliding doors. Carpet. Vertical blinds. Electric panel heater.

Shower Room

Comprising WC, wash hand basin and wet room shower area with electric shower. Non-slip flooring. Hatch to loft. Extractor fan. Opaque window with deep display sill through to rear hall. Wall mounted Dimplex heater. Heated towel rail.

Living Room

Front facing window with deep sill. Open fire set in a tiled fireplace. Fitted vertical blind. Curtains. Radiator. Doors lead to hall and dining room.

Dining Room

Access to rear hall, living room and kitchen. Rear facing window enjoying spectacular views across to Ben Bhraggie Monument. Carpet. Curtains. Electric storage heater.

Kitchen

Fully fitted kitchen with a generous amount of wall and base units incorporating a stainless steel sink and double drainer. Freestanding cooker. Extractor hood. Washing machine. Under unit fridge. Large side facing window allowing plenty of natural light to enter. Two larder cupboards with double sliding doors. Vinyl flooring.

Rear Hall

Door from dining room leads through to the rear hall allowing access to rear porch, bedroom 2, storage cupboard and WC.

Bedroom 2

Enjoying a rear facing window with open views across to Ben Bhraggie Monument. Curtains. Carpet. Electric panel heater.

WC

Comprising WC and wash hand basin. Rear facing opaque window with curtains. Wall mounted towel rail. Wall unit. Carpet.

Rear Porch

Glazed on two sides with views looking out to the rear garden and Ben Bhraggie Monument. Window into dining room. Fitted wall shelving. Base unit with work top. UPVC door leads out to the garden.

Garden

Fully enclosed, the property sits in generous garden ground to the front, side and rear and is mainly laid to lawn for easy maintenance with a variety of fruit trees, shrubs and bushes. Greenhouse. Outside tap.







Hall	3.03m x 1.68m
Bedroom 1	3.70m x 4.83
Shower Room	2.42m x 3.13m
Living Room	3.69m x 4.61m
Dining Room	2.92m x 5.06m
Kitchen	3.20m x 3.51m
Rear Hall	4.02m x 1.70m
Bedroom 2	2.24m x 3.14m
WC	1.11m x 2.49m
Rear Porch	2.07m x 2.78m

These Particulars do not constitute an offer or contract and while believed to be accurate are not guaranteed. Offerors 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.

Garage

A detached block built garage with up and over door is provided to the rear and can be accessed off Sutherland Road. Pedestrian door to side leads into the rear garden.

Included

All carpets, curtains and blinds. Cooker. Washing machine. Fridge. Chest freezer.

Council Tax Band

Band C

EPC

E

Post Code

KW10 6TT

Services

Mains water, electricity and drainage.

Viewing

Contact the selling agents.

Entry

By arrangement.

Price

Offers over £135,000.00 in Scottish legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

