



11 Argo Terrace, Golspie, Sutherland, KW10 6RZ

Offers over £140,000





This semi-detached bungalow offers nicely proportioned and bright accommodation in a pleasant location, a short walk from all facilities in the village. The property requires some modernising and decoration but enjoys a bright lounge with views across to Ben Bhraggie, fitted kitchen, shower room and two double bedrooms. The property benefits from oil fired central heating and is double glazed throughout. Externally, the gardens which lie to the front and rear are laid to lawn, with a variety of

flower beds, providing plenty of colour throughout the summer months. A driveway to the side of the property provides off street parking.

LOCATION

The property is situated a short walk to the centre of the village and to all local amenities. 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 half glazed UPVC door into:

Vestibule

Carpet. Ceiling light. 15-pane door into hallway.

Hallway

Access is given to lounge, shower room and two double bedrooms. Door into shelved storage cupboard. Hatch to loft. Ceiling light. Carpet. Radiator. Wall mounted electric meter and fuse box.

Lounge

Nicely proportioned and bright room enjoying a front facing window. Built-in corner TV unit with display top. Arched recess with cupboard under. A decorative fire surround is provided with an electric fire inset, allowing for an attractive focal point. Carpet. Two radiators. Fitted vertical blinds and curtains.

Kitchen

Fitted kitchen with a generous number of wall and base units incorporating a stainless steel sink and drainer with mixer tap. Space for free-standing cooker. Integrated extractor fan. Plumbed for washing machine. Radiator. Tiled splash-back. Rear facing window with fitted roller blind. Half-glazed UPVC door leads out to the rear garden.

Bedroom 1

Nicely proportioned and bright bedroom with front facing window looking out towards Ben Bhraggie. Carpet. Curtains. Vertical blinds. Radiator.

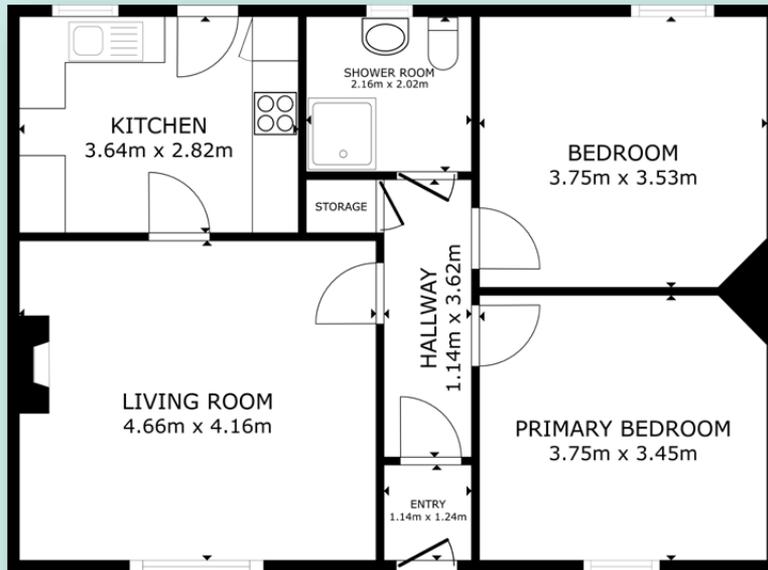
Bedroom 2

Another nicely proportioned bedroom with rear facing window, overlooking the garden, fitted with vertical blinds and curtains. Carpet.

Shower Room

Comprising WC, wash hand basin and shower fitted with an electric Mira shower unit and fully lined with wet wall panelling. Non-slip flooring. Rear facing window with roller blind.





Vestibule	1.14m x 1.24m
Hallway	1.14m x 3.62m
Lounge	4.66m x 4.16m
Kitchen	3.64m x 2.82m
Bedroom 1	3.75m x 3.45m
Bedroom 2	3.75m x 3.53m
Shower Room	2.16m x 2.02m

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.

GARDEN

The property sits in nicely landscaped garden ground to the front and rear and are bounded by a variety of walls, fencing and hedging. The gardens are laid to lawn for easy maintenance with a variety of flower beds, shrubs and bushes. There is a paved area to the rear providing an ideal setting for outdoor entertaining. A driveway to the side of the property provides for off street parking. There are two timber garden sheds within the garden grounds. Oil tank.

INCLUDED

All carpets, curtains and blinds.

COUNCIL TAX BAND

Band 'B'

EPC

'E'

POST CODE

KW10 6RZ

SERVICES

Mains water, electricity and drainage.

VIEWING

Contact the selling agents

ENTRY

By Arrangement

PRICE

Offers over £140,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

