



1 Ferry Road, Golspie, Sutherland, KW10 6ST

Offers over £165,000

This semi-detached traditional stone built house is set in attractive garden ground and is situated in a prime location in the sought after area of Ferry Road, just a few minutes walk to the beach, golf course and village centre. The property requires some upgrading and modernising but enjoys nicely proportioned and bright rooms throughout. The entrance opens up to a hall, from here you will find the sitting room, off the sitting room sits a room that could be either a bedroom or home office/study. There is an inner hall also off the sitting room from which you will find a nicely proportioned, bright bedroom, shower room and fully fitted kitchen. On the first floor there are two further bedrooms. Externally, there are front and rear gardens, both mainly laid to lawn for easy maintenance. A pathway leads around the property and off street parking is available to the rear.

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 suite, well renowned golf club and popular beach. 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 airport, modern shopping centre, excellent recreational facilities and a wide selection of restaurants and hotels.



Accommodation

Entrance through part glazed UPVC front door into:

Entrance Hall

Access is given to the sitting room. Carpeted stairs leads to the landing. Radiator. Fitted coat hooks. Wall mounted electric meter and fuse box.

Sitting Room

A nicely proportioned and bright room with front facing window. Decorative tiled fireplace with wood surround allows for a cosy focal point. The open fire currently has a removable electric fire inset. Bespoke mirror above fireplace. Two shelved alcoves with cupboards under. Ceiling and wall lights. Radiator. Carpet. Doors lead through to study and an inner hall.

Study

Accessed off the sitting room this room makes an ideal home office/study. Door into under-stair storage cupboard with shelving. Radiator. Small window with roller blind through to bedroom.

Inner Hall

Allows access to ground floor bedroom, shower room, kitchen and sitting room. Laminate flooring. Ceiling light.

Shower Room

Comprising built-in WC with concealed cistern and wash hand basin set in a vanity unit with storage cupboards and drawers. Fitted wall unit with cupboards and mirror with LED lighting above. Shower cubicle, fully lined with wet wall panelling and fitted with a Mira shower unit. Non-slip flooring. Xpelair. Side facing window fitted with roller blind. Radiator.

Ground Floor Bedroom

Generous sized room with rear window enjoying views out to the Ben Bhraggie Monument. Built-in wardrobe with hanging rail, shelving and double doors. Small window through to study. Carpet. Radiator.



Kitchen/Diner

This bright kitchen comprises a generous amount of wall and base units and incorporates a built-in calor gas hob and oven. Stainless steel sink and drainer. Plumbed for washing machine. Generous work surface with tiled splash-back. Recessed wall shelving. Laminate flooring. Radiator. Rear facing window again enjoying views over the garden and across to Ben Bhraggie Monument. Door leads out to the side of the property.

From the front hall a carpeted stairs leads up to the landing

Landing

Access is given to two further bedrooms. Door into airing cupboard housing the central heating boiler. Hatch to loft.

Bedroom 2

Nicely proportioned room enjoying a front facing window. Radiator. Carpet. Coomb ceiling.

Bedroom 3

Front facing window. Carpet. Radiator. Part coomb ceiling.

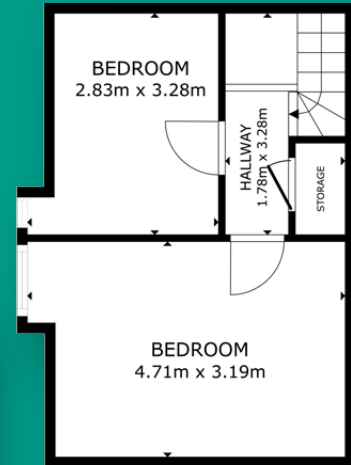
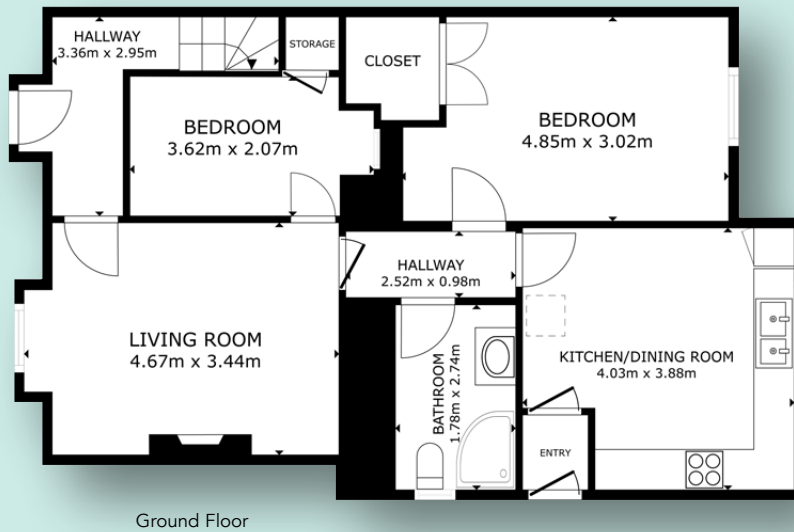
Garden

The property sits in nicely landscaped garden ground which lies to the front, side and rear and has been mainly laid to lawn with attractive flower beds providing plenty of colour throughout the summer months. Steps and a path leads round from the front to the rear garden. Greenhouse. Garden shed. Oil tank. Off street parking is available at the rear off Station Road.









Entrance Hall	3.36m x 2.95m
Sitting Room	4.67m x 3.44m
Study	3.62m x 2.07m
Inner Hall	2.52m x 0.98m
Shower Room	1.78m x 2.74m
Ground Floor Bedroom	4.85m x 3.02m
Kitchen/Diner	4.03m x 3.88m
Landing	1.78m x 3.28m
Bedroom 2	4.71m x 3.19m
Bedroom 3	2.83m x 3.28m

Council Tax Band

Band 'B'

EPC Band

Band 'E'

Post Code

KW10 6ST

Services

Mains electricity, water and drainage. Oil fired central heating.

Viewing

Contact the selling agents

Entry

By Arrangement

Price

Offers over £165,000.00 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. Offers 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.

