

**TIGH-NA-MARA, 68 DUNROBIN STREET,
HELMSDALE, SUTHERLAND**



**LIVINGROOM, KITCHEN,
SITTINGROOM / BEDROOM 3,
TWO BEDROOMS, BATHROOM.**

Located in the popular coastal village of Helmsdale, this property offers an opportunity to purchase a traditional semi-detached cottage affording superb views across to the fishing harbour and coastline. An extension to the rear has been added to provide a small kitchen area. The cottage requires extensive renovation but benefits from electric storage heating and double-glazing.

OFFERS OVER £110,000.00



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 include hotels, garages, a variety of shops, a part-time branch of the Bank of Scotland 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 at Royal Dornoch.

DIRECTIONS

Follow the A9 north to Helmsdale. Cross the bridge and turn right at the Bank of Scotland building. 68 Dunrobin Street is on the left hand side about half way down.

ACCOMMODATION

Entrance through part glazed UPVC door to:

HALL

3.83m x 2.21m (12'7" x 7'3")

Small hall with under stair cupboard providing very useful storage. Electric meter. Carpet. Electric storage heater. Telephone point. Staircase to first floor. Door to Sitting room/Bedroom 3 and door to:

LIVINGROOM

5.08 x 3.59m (16'8" x 11'9")

Open coal fire with tiled surround. Dimplex storage heater. Front facing window with deep sill. Curtains. Carpet. Door leading through to:

KITCHEN

3.17m x 1.73 (9'7 x 5'8")

Rear facing window with deep sill. Stainless steel single sink and drainer with base cupboard underneath. Panel heater. Part glazed door to back garden.

SITTINGROOM/BEDROOM 3

4.88m x 3.60m (16' x 11'9")

Well- proportioned room with front facing window. Blocked up fireplace. Carpet. Curtains. Storage heater.

LANDING

Open landing with coombed ceiling, skylight to the rear.

BEDROOM 1

4.91m x 3.55m (16'1" x 11'8")

Front facing window with deep sill offering superb views across to the harbour. Coombed ceiling. Carpet. Curtain. Panel heater. Original wood door.

BEDROOM 2

4.91m x 3.47m (16'1" x 11'4")

Front facing window with deep sill offering superb views across to the harbour. Coombed ceiling. Carpet. Curtain. Panel heater. Original wood door.

BATHROOM

2.10 x 1.95m (7'2" x 6'11")

Comprising bath, wc, and wash hand basin. Walls partially tiled. Front facing velux window. Curtains. Carpet. Shelved cupboard housing the hot water tank.

GARDEN

The area of ground to the back of the property rises to an enclosed grassed garden. There is a gate leading to a lane at side of house.

INCLUDED

Carpets and Curtains

COUNCIL TAX BAND

Band "B"

POST CODE

KW8 6JX

SERVICES

Mains water, Electricity, Drainage.

VIEWING

Contact the selling agents

ENTRY

By Arrangement

PRICE

Offers over £110,000.00 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.