

**The Thatched Croft  
6 Gartymore  
Helmsdale**



This quaint two bedroom detached, thatched cottage is situated on a hillside in the small crofting community of Gartymore, which is approximately 2 miles from the village of Helmsdale. The property has been refurbished and offers spacious accommodation with fantastic views across the North Sea and surrounding countryside.

**OFFERS IN THE REGION OF £160,000**

HSPC Reference: 51127

**The Property Shop**, 47 Church Street, Inverness  
**Telephone:** 01463 225 533    **Fax:** 01463 225 165  
**Email:** [property@munronoble.com](mailto:property@munronoble.com)





## **PROPERTY**

Located in the small crofting community of Gartymore which is approximately 2 miles from the village of Helmsdale, 6 Gartymore is a two bedroom detached cottage that sits on a hillside where views over the North Sea and surrounding countryside can be enjoyed. The property is fully double glazed and has oil fired central heating. The property has well proportioned accommodation spread over one floor consisting of a entrance vestibule, an open plan kitchen/ diner and lounge with multi-fuel burning stove, two bedrooms and a bathroom. Throughout the property there are many pleasing features including vaulted ceilings and original wooden flooring which has been stripped and varnished.. Viewing of this property is highly recommended to fully appreciate the views that can be enjoyed.

## **LOCATION**

Gartymore is approximately two miles from the village of Helmsdale where amenities include a village shop, primary school, doctors surgery, cultural centre, art gallery, hotels, bank, post office and a railway station.

## **GARDENS**

6 Gartymore has gardens to both front and side elevations. The garden grounds incorporate a gravel driveway which in turn leads to a parking

area. The access currently in use is an informal right of access. The front garden is laid to grass and is enclosed by wooden fencing. From the garden grounds views of the North Sea, the surrounding countryside and beyond can be enjoyed.

## **GENERAL DESCRIPTION**

The front door of the property opens on to the entrance vestibule.

## **ENTRANCE VESTIBULE**

Approx. 1.33m x 1.98m

The entrance vestibule has doors which give access to the open plan lounge and kitchen/ diner. A further door gives access to a shelved storage cupboard.

## **LOUNGE**

Approx. 4.43m x 3.61m

The lounge has a multi-fuel burning stove set in a stone surround with wooden mantel and tiled hearth. To one side of the fire place there is recessed shelving and the lounge has two radiators and a window to the front elevation.

## **KITCHEN/ DINER**

Approx. 4.15m x 3.59m

The kitchen has a radiator and is a double aspect room, having windows to the front and rear elevations. The kitchen comprises base



mounted units with worktops, a stainless steel sink drainer and a range style electric cooker. The kitchen offers space for appliances including an American style fridge freezer and under counter space for a washing machine and a dishwasher. A door gives access to the hallway.

#### **HALLWAY**

The hallway has two radiators and two skylights. Doors give access to the bathroom, bedroom one and bedroom two.

#### **BATHROOM**

Approx. 2.18m x 3.42m (at its widest points)

The bathroom has a radiator and has a window to the front elevation. This room is fitted with a pedestal wash hand basin, WC and bath with an electric shower over which is wet walled. There is also a heated towel rail.

#### **BEDROOM ONE**

Approx. 4.17m x 3.58

Bedroom one is a double aspect room having two windows to the side elevation and one to the front. This room has two radiators.

#### **BEDROOM TWO**

Approx. 4.59m x 2.81m (at its widest points) Bedroom two has two windows to the side elevation and a radiator. There is also a built in shelving unit.

#### **SERVICES**

Mains water and electricity. Septic tank drainage.

#### **HEATING**

Oil fired central heating.

#### **GLAZING**

Partially double glazed.

#### **VIEWINGS**

Strictly by appointment through Munro & Noble Property Shop - telephone 01463 225533.





**ENTRY**

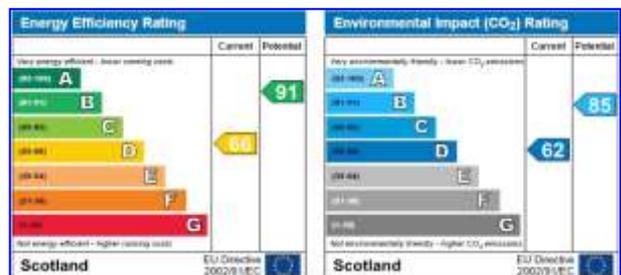
By mutual agreement.

**LISTING**

6 Gartymore is a Grade 2 Listed building.

**Postcode**

KW8 6HJ



**DETAILS:** Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

**Munro & Noble**

These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to rely on the grounds of an alleged mis-statement herein or in any advertisement.