



**McEwan Fraser Legal**

Solicitors & Estate Agents

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Corner House, 4 Lillieshall Street

HELMSDALE, HIGHLAND, KW8 6JF



HELMSDALE, HIGHLAND

THE EMIGRANTS CLEARANCES MEMORIAL - HELMSDALE HARBOUR - HELMSDALE COAST - HELMSDALE RIVER SPRING VIEW



*“... McEwan Fraser
Legal are pleased to
offer an opportunity
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detached property...”*

CORNER HOUSE, 4 LILLIESHALL STREET

This substantial property is located in a popular residential area of Helmsdale, at the mouth of the river that gives the village its name. The River Helmsdale is famed worldwide for its superb sport fishing with villagers being entitled to fish the river for £35 per year. The village dates from the time of the Highland Clearances and was originally built as a fishing port to provide work for the inhabitants of the local straths and glens who suffered hardship at that time. Over the years it has developed into a very cosmopolitan settlement offering facilities far beyond its size. Pubs and restaurants jostle with a variety of other shops to provide most of life's necessities in a convenient hub with the village also having its own railway station on the Far North Line between Inverness and Wick.

There is a thriving community partnership which is constantly looking at ways to improve local amenities. A scenic nine hole golf course is located at the village with better known eighteen hole courses such as the world famous Royal Dornoch links within easy driving distance by car.

The village has benefited from recent road improvements on the A9 trunk road making the road journey to Inverness approximately an hour and a half. Inverness, the capital of The Highlands, provides all the attractions and facilities one would expect to find in a thriving city environment. Acknowledged to be one of the fastest growing cities in Europe, Inverness provides a range of retail parks along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations. Other facilities and services are available at the nearby settlements

of Brora, Golspie and Tain.

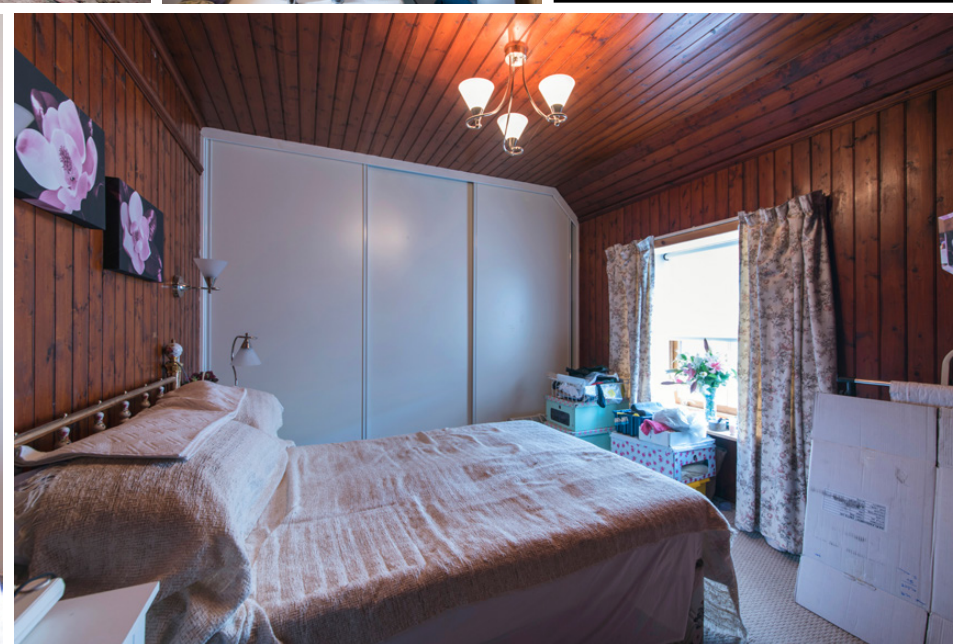
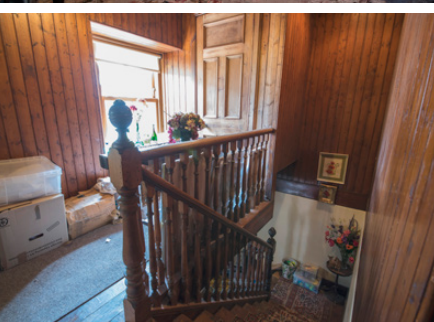
The Scottish Highlands, without doubt, provide fabulous opportunities for outdoor activities with the ruggedness of the north west Highlands, often referred to as the last great wilderness in Europe, boasting some of the most beautiful beaches and mountains in Scotland. Only a short walk from the village shops and would make a lovely family or holiday home.

McEwan Fraser Legal are pleased to offer an opportunity to purchase this traditional late-Victorian three bedroom semi-detached property located within the very attractive village of Helmsdale.

The accommodation is in two levels and the lower floor consists of lounge with fitted book-shelves and open fire within a tiled fireplace, large dining kitchen and workroom/study with fitted shelving. The stairway and upper hallway still have the original and beautiful pitch pine wall coverings leading to three bedrooms and family bathroom with roll top bath and separate shower cabinet.

The interior of the property could benefit from modest upgrading to bring out the best of this original property. The property also has double glazing and electric storage heating.

The private rear garden is laid mainly to paving and enjoys maximum sunshine providing a large area for outdoor activities. A timber storage shed is included in the sale. A driveway allows off road parking.



PROPERTY SPECIFICATIONS

APPROXIMATE DIMENSIONS

(TAKEN FROM THE WIDEST POINT)

Kitchen	4.80m (15'9") x 4.20m (13'9")
Sitting Room	4.80m (15'9") x 3.90m (12'10")
Study	2.90m (9'6") x 2.40m (7'10")
Bedroom 1	3.80m (12'6") x 2.80m (9'2")
Bedroom 2	3.80m (12'6") x 2.80m (9'2")
Bedroom 3	3.00m (9'10") x 2.40m (7'10")

GROSS INTERNAL FLOOR AREA (M²)

123m²

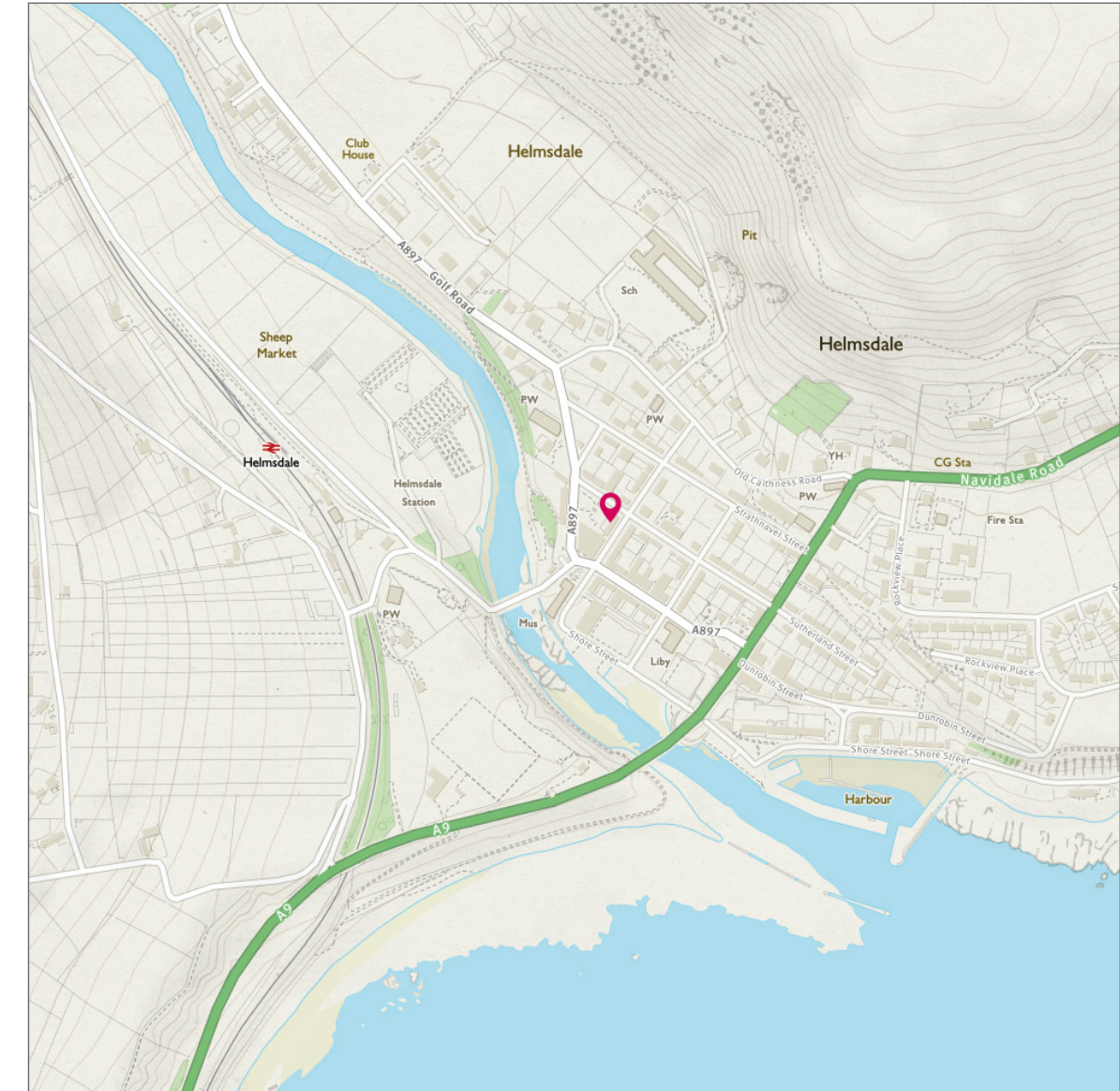
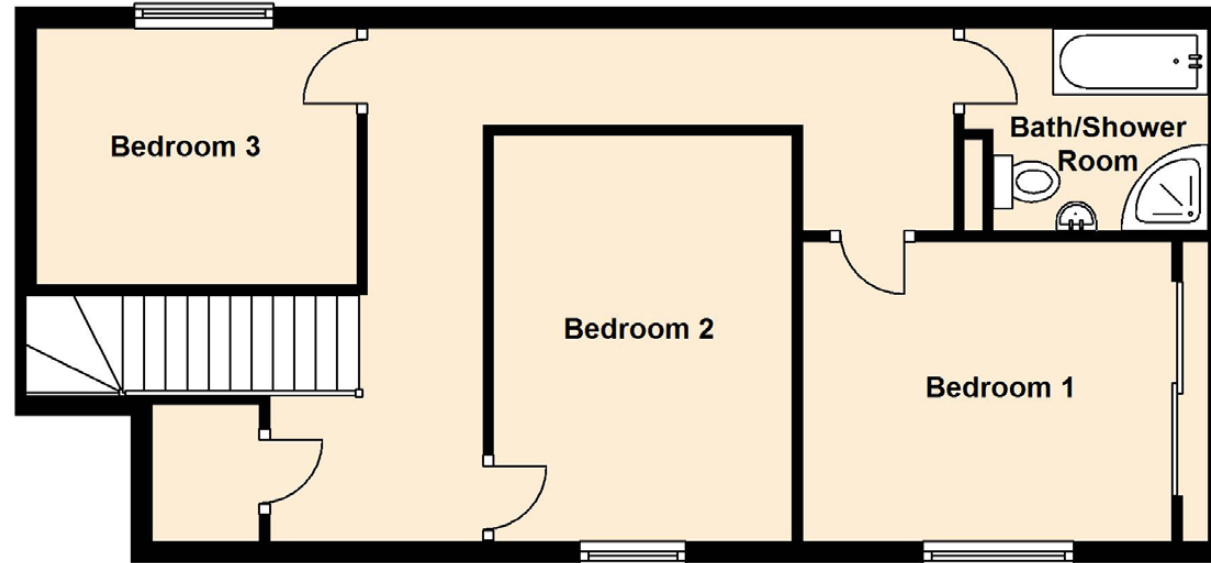
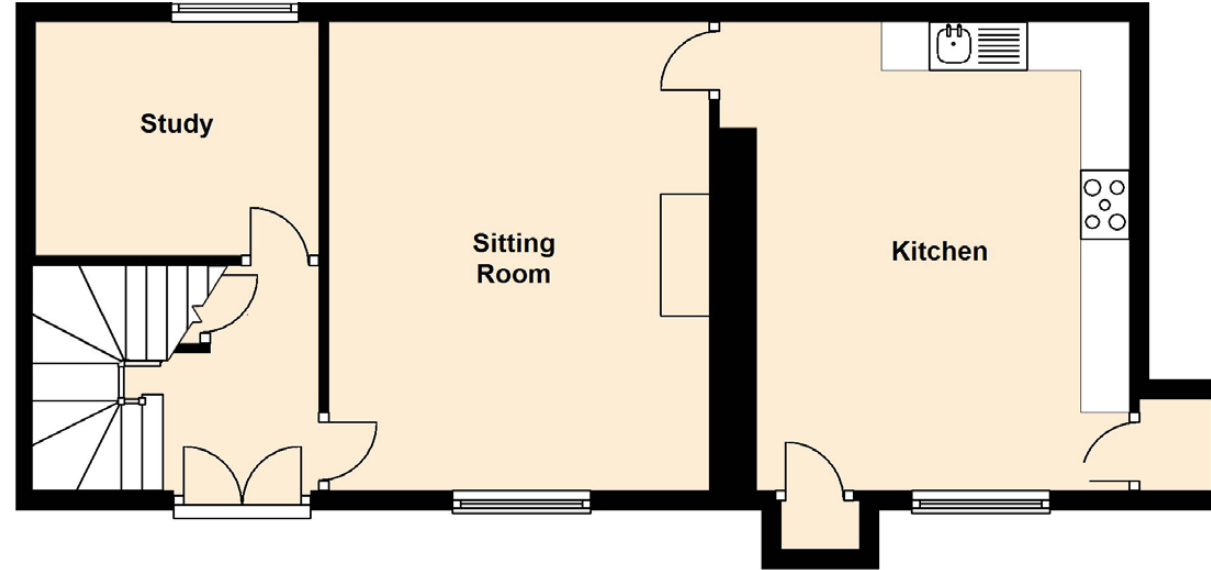
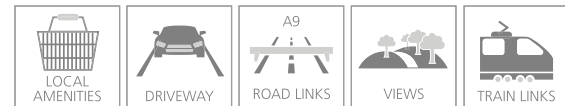
EPC RATING

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EXTRAS

(INCLUDED IN THE SALE)

Electric cooker, washing machine, fridge freezer, the double bed and headboard, the two bedside cupboards and light fittings in bedroom one.






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Part
Exchange
Available

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Text and description
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