




McEwan Fraser Legal
Solicitors & Estate Agents
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49 Simpson Crescent
HELMSDALE, SUTHERLAND, HIGHLAND, KW8 6LE

THE LOCATION

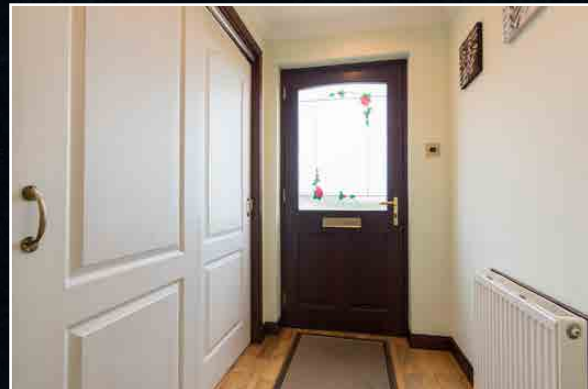


This attractive property is located in a popular residential area of Helmsdale, which is situated at the mouth of the river that gives the village its name. The River Helmsdale is famed worldwide for its superb sport fishing with villagers being entitled to fish the river for a low annual fee. The village 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. Hotels 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 railway station on the Far North line between Inverness & Wick. The renowned North Coast 500 driving route also passes through the village close to the award-winning Timespan Heritage Centre.

There is a thriving community partnership which is constantly looking at ways to improve local amenities. Early year education is provided at Helmsdale

Primary School with senior pupils attending Golspie Academy. The property is a short walk from the local Health Centre & dentist. A scenic nine-hole golf course is located at the village with better known 18 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 the other UK and overseas destinations.



THE PROPERTY



McEwan Fraser Legal are delighted to offer an exciting opportunity to purchase this well-presented three-bedroom semi-detached house, modernised and extended in recent years to create a spacious and contemporary living environment within the charming Highland village of Helmsdale. This attractive property enjoys lovely coastal views over the North Sea.

The accommodation is in two levels with the lower floor accommodation consisting of entrance vestibule, inner hallway, lounge with luxury Karndean flooring, kitchen with integrated ceramic hob, double oven & dishwasher, open-plan dining area with breakfast bar, bedroom and shower room.

The upper floor comprises of large master double aspect bedroom with sea view, one further bedroom and family bathroom with keyhole spa bath. All bedrooms have fitted mirrored wardrobes. A floored and

boarded attic provides additional storage and offers further potential.

The property benefits from double glazing and oil-fired central heating.

The front garden is low maintenance being laid to a mix of chips and paving to allow off-road vehicle parking. The fully enclosed rear garden is also low maintenance laid to chips, paving and decking. Two substantial timber sheds along with the raised playhouse are included in the sale.

This property is only a short walk from the village shops and would make a lovely family or holiday home.



BEDROOMS & BATHROOM



Approximate Dimensions (Taken from the widest point)

Lounge	5.70m (18'8") x 3.00m (9'10")
Kitchen/Diner	5.10m (16'9") x 4.10m (13'5")
Bedroom 3	4.90m (16'1") x 2.60m (8'6")
Shower Room	1.90m (6'3") x 1.80m (5'11")
Bedroom 1	4.50m (14'9") x 2.80m (9'2")
Bedroom 2	3.50m (11'6") x 2.90m (9'6")
Bathroom	1.90m (6'3") x 1.70m (5'7")
Loft Space	5.50m (18'1") x 2.30m (7'7")

Gross internal floor area (m²): 105m²

EPC Rating: E

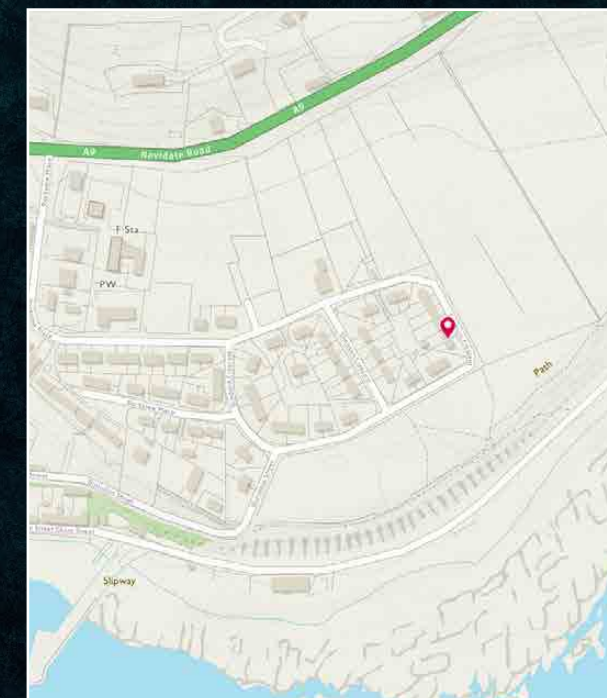
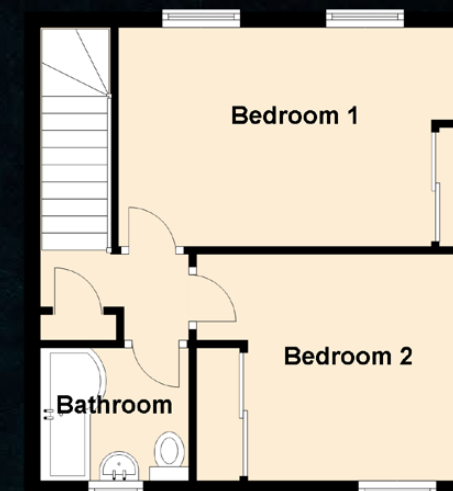


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THE DETAILS





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Text and description
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