

Bayview, 112 West Helmsdale

HELMSDALE, HIGHLAND, KW8 6HH



*A BEAUTIFUL 3 BEDROOM COTTAGE OVER
LOOKING THE WATER AND HELMSDALE HARBOUR*



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Welcome to Bayview, a captivating 3-bedroom detached cottage nestled in an elevated position, offering breathtaking panoramic sea views across the picturesque village of Helmsdale in Sutherland.

Step into the spacious lounge, illuminated by natural light, featuring a charming wood-burning fireplace and a focal point spiral staircase leading to the upper floor. The open-plan kitchen, located at a split level, boasts ample surface space adorned with wood finishes and stylish grey cupboard facias. A full-size dining table finds its place seamlessly within the kitchen, creating an inviting space for family gatherings.







On the ground floor, a modern high-end shower room, akin to a luxury hotel, is conveniently situated adjacent to the primary bedroom, providing almost en-suite-style access. A second ground-floor bedroom adds to the accommodation's versatility.





Bedroom 1





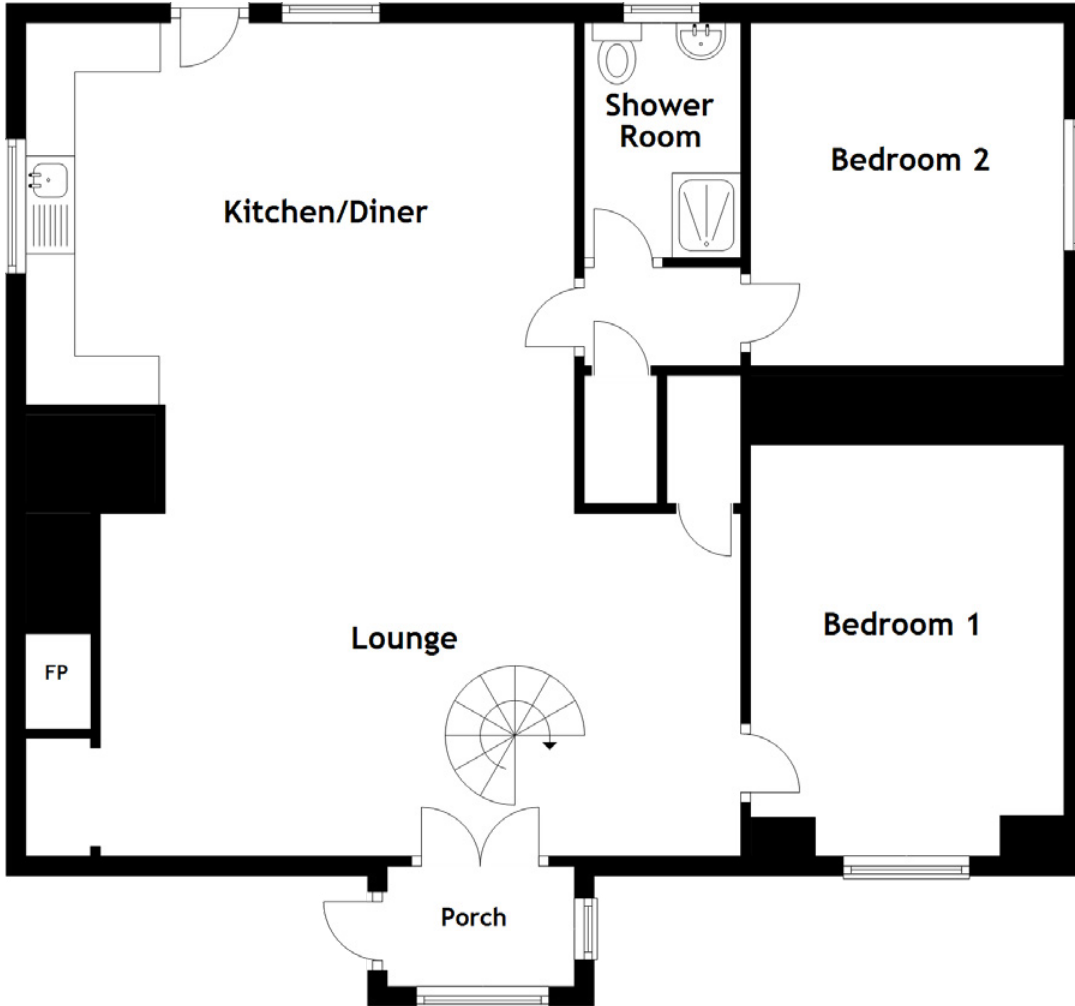
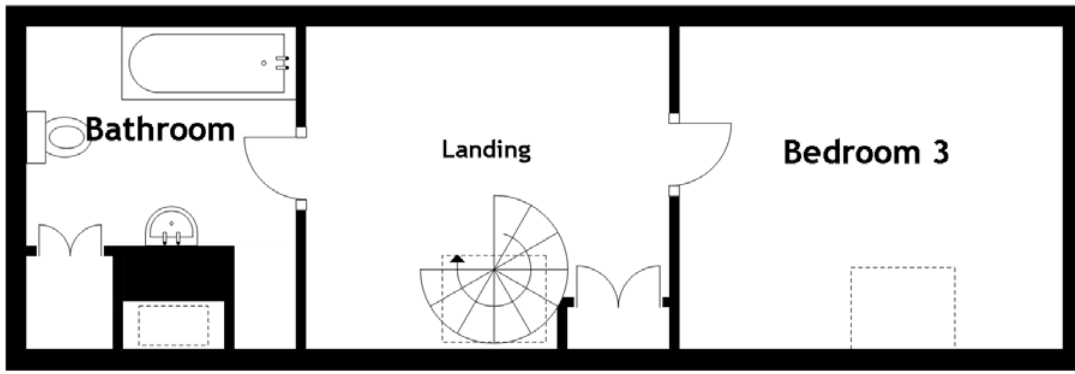
Bedroom 2



Ascend the spiral staircase to the first floor, where you'll discover a third bedroom and a family bathroom featuring a bath suite and hand-held shower head. The Bayview experience extends beyond the interior, offering vast potential for expansion or additional functional space (subject to planning if required) through the attached steading-style outbuilding with plumbing and a small utility area.







Approximate Dimensions

(Taken from the widest point)

Lounge	6.10m (20') x 3.50m (11'6")	Bathroom	2.60m (8'6") x 2.10m (6'11")
Kitchen/Diner	5.60m (18'5") x 3.90m (12'10")	Shower Room	2.40m (7'10") x 1.60m (5'3")
Bedroom 1	4.20m (13'9") x 3.20m (10'6")	Gross internal floor area (m ²): 106m ²	
Bedroom 2	3.50m (11'6") x 3.20m (10'6")	EPC Rating: F	
Bedroom 3	3.70m (12'2") x 3.10m (10'2")		



The property's exterior showcases magnificent gardens, including a front seating area, allowing you to savour the exceptional views of the sea and Helmsdale Harbour. Embrace the opportunity to own a piece of coastal tranquillity at Bayview West Helmsdale.







The popular residential area of Helmsdale is located on the famous North coast 500. The River Helmsdale is famed worldwide for its superb sport fishing with villagers being entitled to fish the river for around £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 & Wick. A scenic nine-hole golf course is located in 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. 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 & 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.



Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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