



*A versatile large family home that has also been used as a successful guest house, in stunning walk-in condition*



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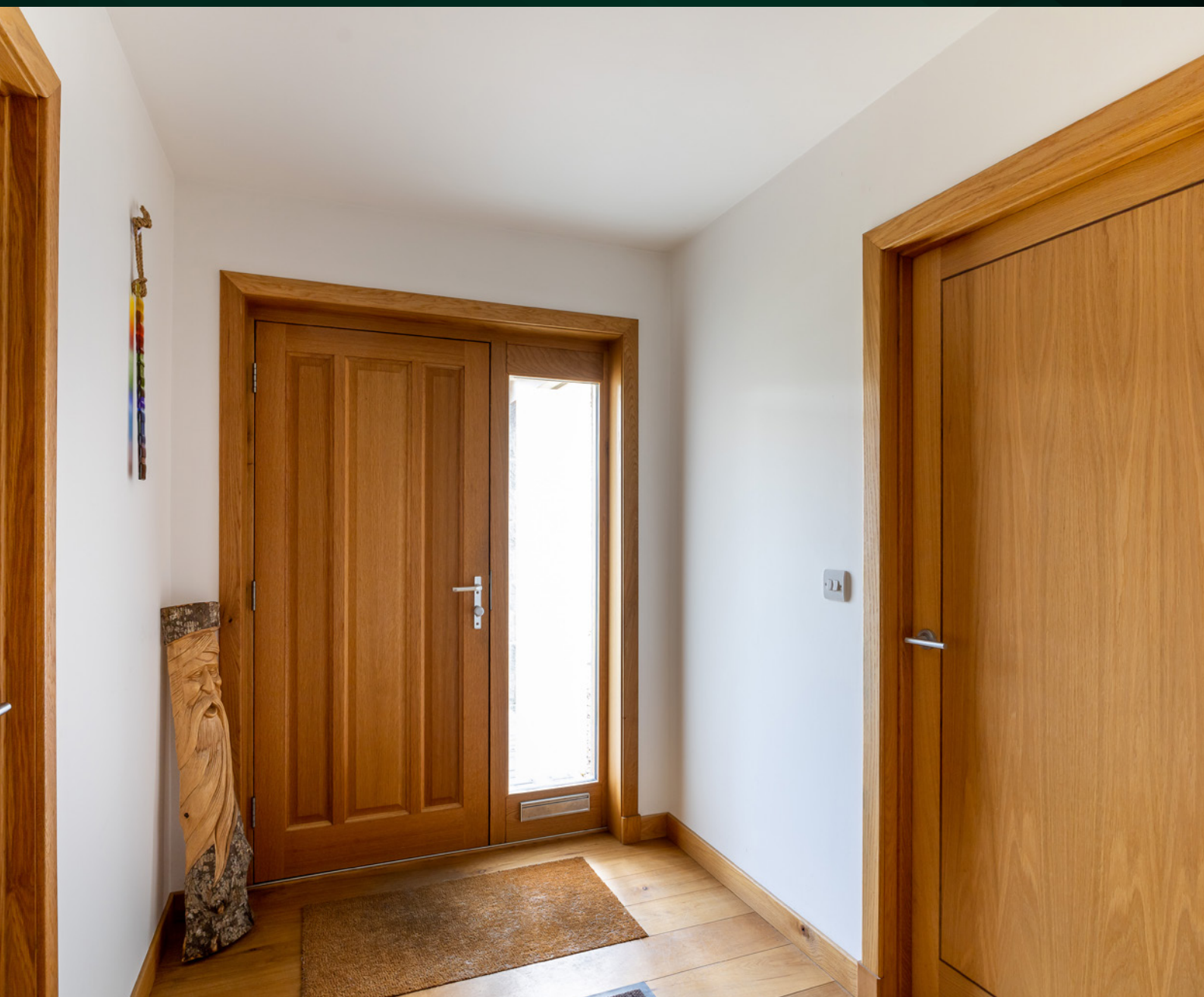


McEwan Fraser Legal is delighted to present this versatile family home that could be anything from 4-bedroom to 5/6 bedrooms depending on the owner's needs with 3 en-suite shower rooms and an enormous family bathroom. It has not only been a wonderful modern family home but has previously traded as a very successful guest house which is where the adaptable accommodation and en-suite bathrooms has really proved valuable.

The property is set just off the famous North Coast 500 in a quiet side road but only minutes away from local amenities, award-winning beaches and Golspie train station which is ideal for any commuters working in the Highlands Capital, Inverness.

The house itself is in immaculate walk-in condition with the real "wow" factor from the moment you walk into the open plan kitchen family area, it has to be seen in person to be fully appreciated.

## THE ENTRANCE



# THE LOUNGE/KITCHEN



Inside, the property comprises of:

- Fully equipped kitchen with centre island and open plan family living area
- 1 bedroom on the ground floor with en-suite shower room
- A further 2 rooms on the ground floor that can be used as bedrooms if the need arises or it can be used as extra reception rooms/office space
- Utility area with downstairs WC
- 3 bedrooms on the first floor, 2 with en-suite shower rooms
- Stunning family bathroom with freestanding bath and separate shower cubicle



# THE UTILITY & WC



# THE LOWER BEDROOM



# THE SITTING ROOM





# BEDROOM 1 & EN-SUITE



# BEDROOM 2 & EN-SUITE



# BEDROOM 3



# THE BATHROOM

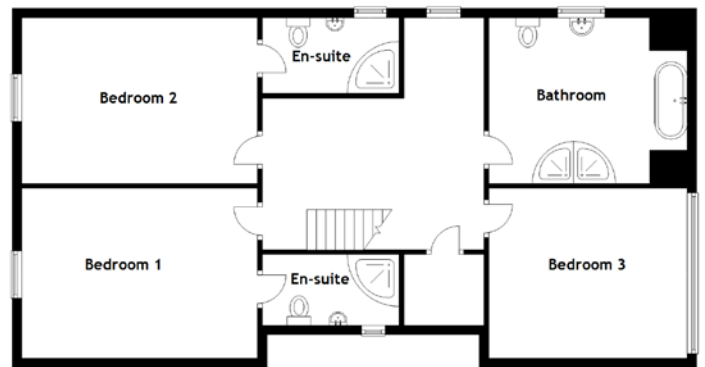
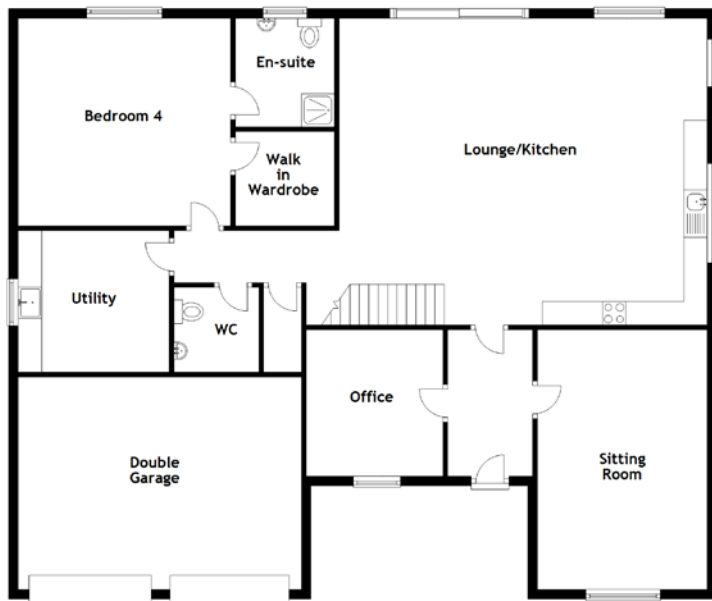


In addition, the property includes driveway parking, a garage with power points and a beautiful low maintenance rear garden. This is a rare opportunity to acquire a property that's immaculate and ready to move in and enjoy in a fantastic coastal location.

# THE GARDEN



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

## Ground Floor

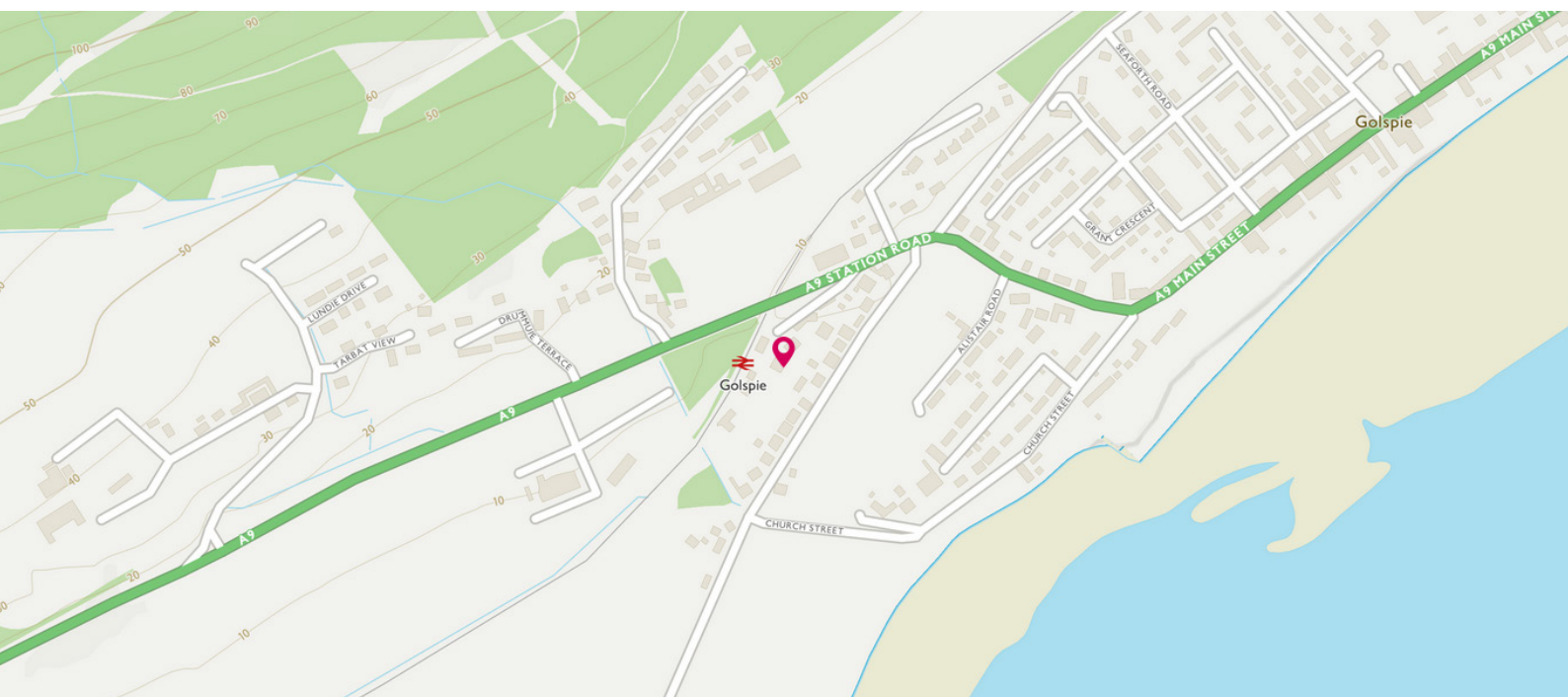
Lounge/Kitchen	8.50m (27'11") x 6.50m (21'4")
Utility	3.00m (9'10") x 3.00m (9'10")
WC	1.80m (5'11") x 1.80m (5'11")
Sitting Room	5.50m (18'1") x 3.60m (11'10")
Office	3.10m (10'2") x 2.90m (9'6")
Bedroom 4	4.50m (14'9") x 4.40m (14'5")
En-suite	2.30m (7'7") x 2.10m (6'11")
Walk-in Wardrobe	2.10m (6'11") x 1.90m (6'3")

## First Floor

Bedroom 1	5.00m (16'5") x 3.60m (11'10")
En-suite	2.90m (9'6") x 1.60m (5'3")
Bedroom 2	5.00m (16'5") x 3.20m (10'6")
En-suite	2.90m (9'6") x 1.60m (5'3")
Bedroom 3	4.20m (13'9") x 3.60m (11'10")
Bathroom	4.20m (13'9") x 3.50m (11'6")

Gross internal floor area (m<sup>2</sup>):234m<sup>2</sup>

EPC Rating: C



# THE LOCATION

Golspie is a thriving welcoming Highland community on the East Coast of Sutherland on the main A9 route and on the North Coast 500 route, Scotland's answer to Route 66. It has an excellent range of facilities including primary and secondary schools, a hospital, swimming pool with fitness room, well renowned golf clubs are nearby including Royal Dornoch and Sikbo. There are many popular award winning sandy beaches nearby which provide an abundance of wildlife throughout the year.





There are also many beautiful local walks in and around Golspie. There are good road and rail links to the North and South and Inverness is approximately fifty three miles away and provides all the additional facilities you would expect of an expanding city, including an airport, modern shopping centres, excellent recreational facilities and a wide selection of restaurants and hotels.

The tranquil village of Golspie offers visitors and residents an excellent life style, Golspie has long sandy beaches and the famous Dunrobin Castle and gardens just North of the village. Local services include several small shops, cafes, a number of restaurants, hotels and various guest houses, both primary and secondary schools, banks and a local stores including a Co-op.

The fabulous Highland Wildcat Trails are within the forested hills just half a mile to the West. The easy to severe (colour-coded) trails include a huge descent from the summit of Ben Bhraggie to sea level and are a popular attraction. Golspie Kart Track is also a very popular locally and is well supported throughout the North. It is situated just off the A9 and has easy access for all of the annual events.

A great location for family life where you can also enjoy the outdoor activities which are available nearby, minutes from the beach.

**McEwan Fraser Legal**

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