



THE AREA

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 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 (coloured) 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.

Golspie Kirk, Golspie Burn, Golspie Beach



GOLSPIE



THE PROPERTY

Clach Ruadh is located on the main street and is well positioned for all local amenities and is on the popular North Coast 500 route. Requiring some redecoration, the property is well laid out and offers many pleasing features.

The accommodation comprises of the entrance hall, spacious lounge with dual aspect windows and a feature open fire and surround. A modern family kitchen diner with dual aspect windows leads to the rear sun porch with access to the rear easily maintained garden comprising grass and patio areas. Completing this floor is a family bathroom with mixer shower over the bath and complementary tiling.

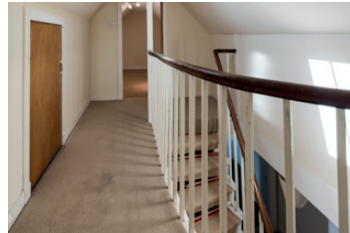
The middle floor has two double bedrooms both with dual aspect windows. The main bedroom benefits from an en-suite shower room, while bedroom 2 benefits from a storage cupboard.

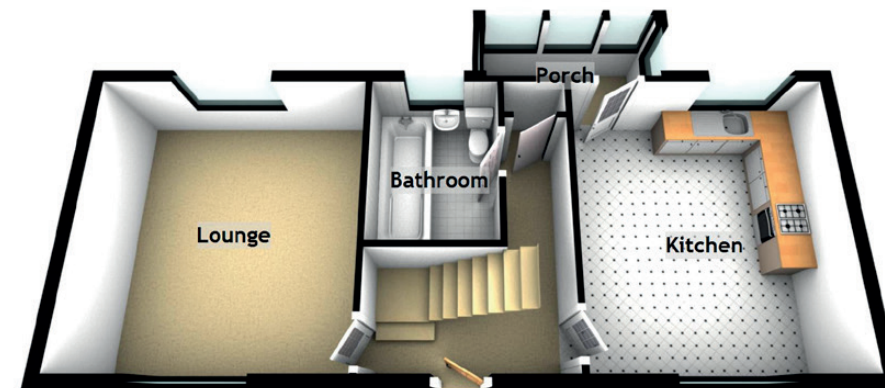
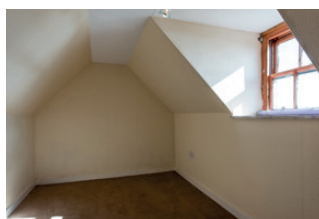
The third floor has two attic bedrooms with dormer windows to the rear elevation, both have storage cupboards.

Other key features are oak panel doors, coving, period windows and shutters.

The property requires the new owner to add their personal touch which would result in a stunning period property set in a popular location of Golspie.

Very close to the beach, only a short few minutes walk from the house. Car parking on street and a free public car park just along the street.





Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 4.00m (13'1")
Kitchen	4.30m (14'1") x 3.80m (12'6")
Bedroom 1	4.30m (14'1") x 3.90m (12'10")
Bedroom 2	4.30m (14'1") x 3.90m (12'10")
Bedroom 3	3.80m (12'6") x 2.20m (7'3")
Bedroom 4	4.00m (13'1") x 2.20m (7'3")
Bathroom	2.50m (8'2") x 1.90m (6'3")
En-suite	2.60m (8'6") x 1.90m (6'3")

Gross internal floor area (m²) - 119m²

EPC Rating - E

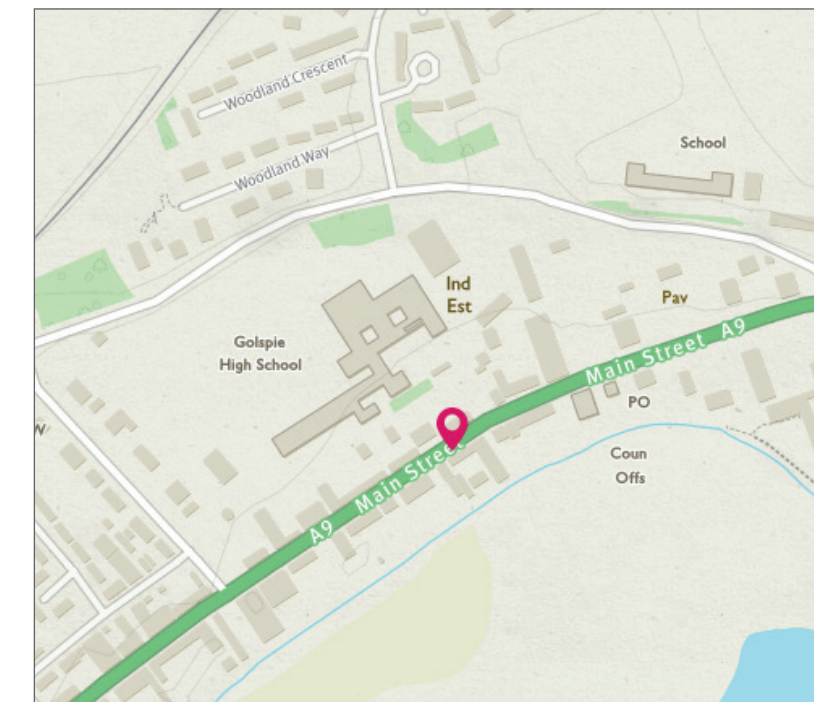
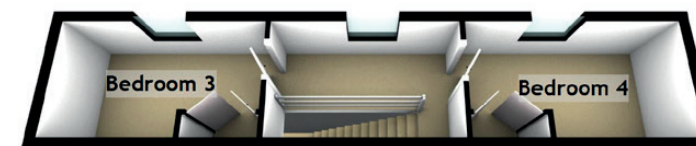
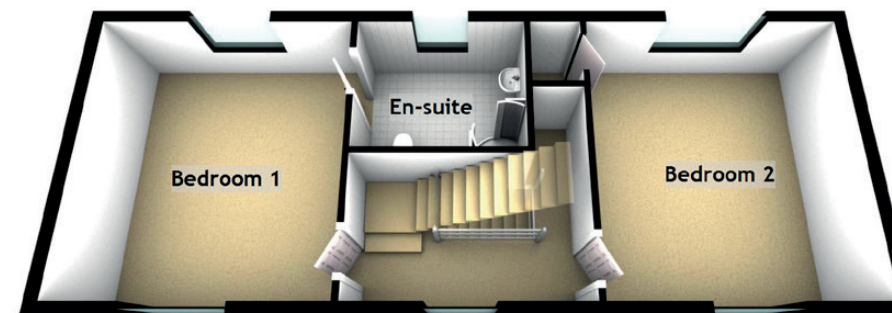


Image credit: <https://www.edmunds.co.uk/emap/>




McEwan Fraser Legal
 Solicitors & Estate Agents

Part
Exchange
Available



Text and description
ANDREW REID
 Surveyor



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer

Tel. 01463 211 116 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk