

Smithy Cottage

GOLSPIE, KW10 6TA



A charming 2 bedroom detached cottage with 2 additional attic bedrooms, set on a spacious plot with some of the areas most spectacular views.



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McEwan Fraser Legal is delighted to present this 4 bedroom detached cottage, just off the famous NC 500 set in stunning grounds with spectacular uninterrupted views. The property is on a very sizeable plot of land, with the potential for extending further in the future (subject to planning).

THE LOUNGE



Inside, the property comprises:

- Cosy lounge with stunning views
- Spacious kitchen area
- 2 ground floor double bedrooms, one with an en-suite bathroom room

THE KITCHEN



BEDROOM 1



BEDROOM 2





- Family bathroom with shower cubicle and bath
- 2 further large attic bedrooms on the 1st floor

THE BATHROOM



BEDROOM 3



BEDROOM 4

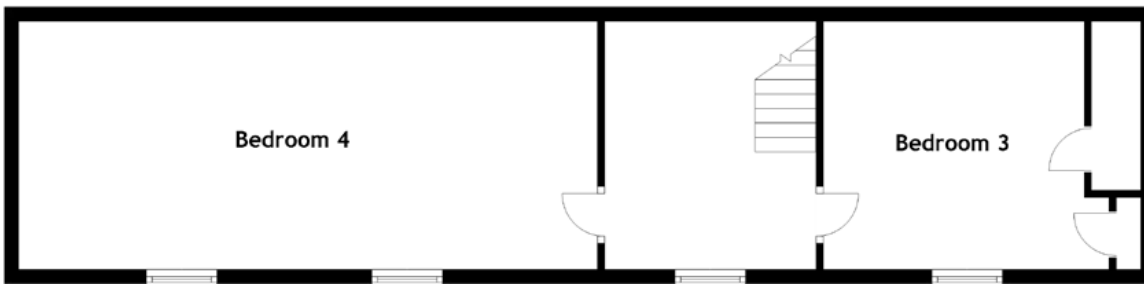
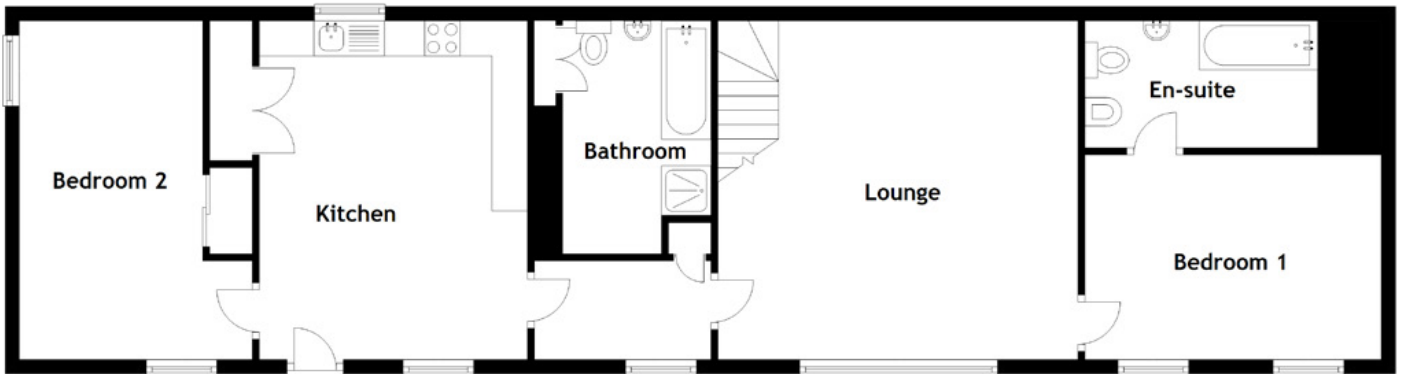


In addition, the property includes gated access to the driveway parking and gorgeous gardens that wrap around the property with far-reaching scenery as your backdrop. The property also has the convenience of an attached double-storey outbuilding with internal stairs, this can be used as storage, or in the future as a home office or further accommodation (subject to planning permission & building regulations).

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

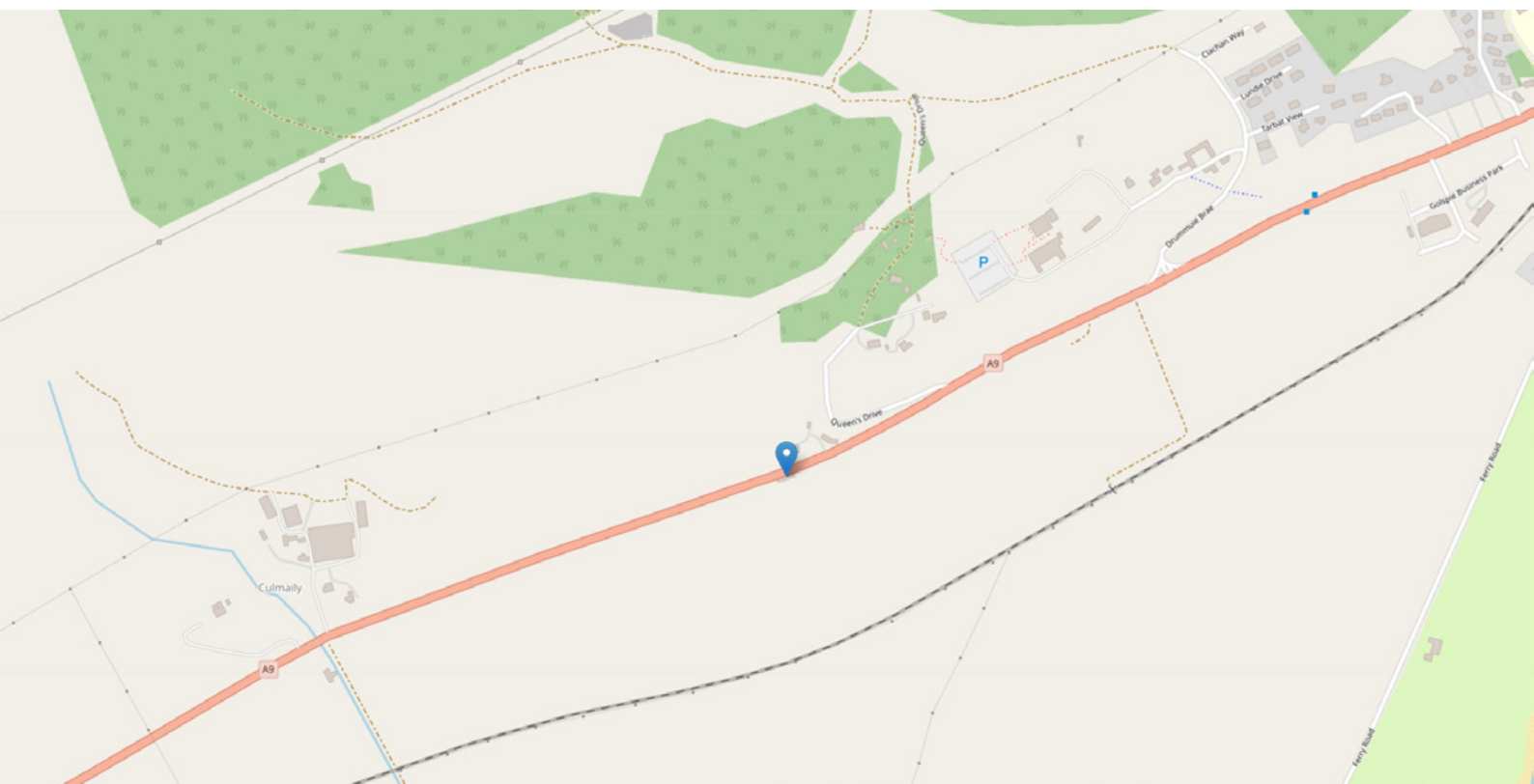


Approximate Dimensions
(Taken from the widest point)

Lounge 5.10m (16'9") x 4.80m (15'9")
 Kitchen 4.40m (14'5") x 3.80m (12'6")
 Bedroom 1 4.20m (13'9") x 2.90m (9'6")
 En-suite 3.30m (10'10") x 1.40m (4'7")

Bathroom 3.30m (10'10") x 2.10m (6'11")
 Bedroom 2 4.40m (14'5") x 3.30m (10'10")
 Bedroom 3 3.70m (12'2") x 3.50m (11'6")
 Bedroom 4 8.20m (26'11") x 3.50m (11'6")

Gross internal floor area (m²): 88m²
 EPC Rating: G



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.




Solicitors & Estate Agents

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Exchange
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Text and description
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