

5 Golf Road

HELMSDALE, HIGHLAND, KW8 6JN



Two Bedroom Bungalow with the most stunning views and a large wrap-around garden



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McEwan Fraser Legal is delighted to present this two-bedroom bungalow in Helmsdale. The property has been updated and decorated by the current owner and showcases some of the most stunning views we have ever seen, the view from the lounge have to be seen to be believed.

The property comprises of:

- A kitchen that has been recently decorated by the owner
- A spacious living area with stunning views
- Two bedrooms
- Family Bathroom
- Wrap around garden plot, with raised decking allowing uninterrupted views

The property also benefits from a Loft area which is a clear open space perfect for conversion to an additional bedroom/office (subject to planning permission). The loft has no low beams and is partially boarded and includes Velux window to the rear with views of the River Helmsdale

In addition to this, the garden has a private gate that leads straight onto the banks of the River Helmsdale, with a benched seating area, an ideal spot to relax with a good book and a coffee, it's like your own private retreat.

The Lounge



The Kitchen



The Bedrooms

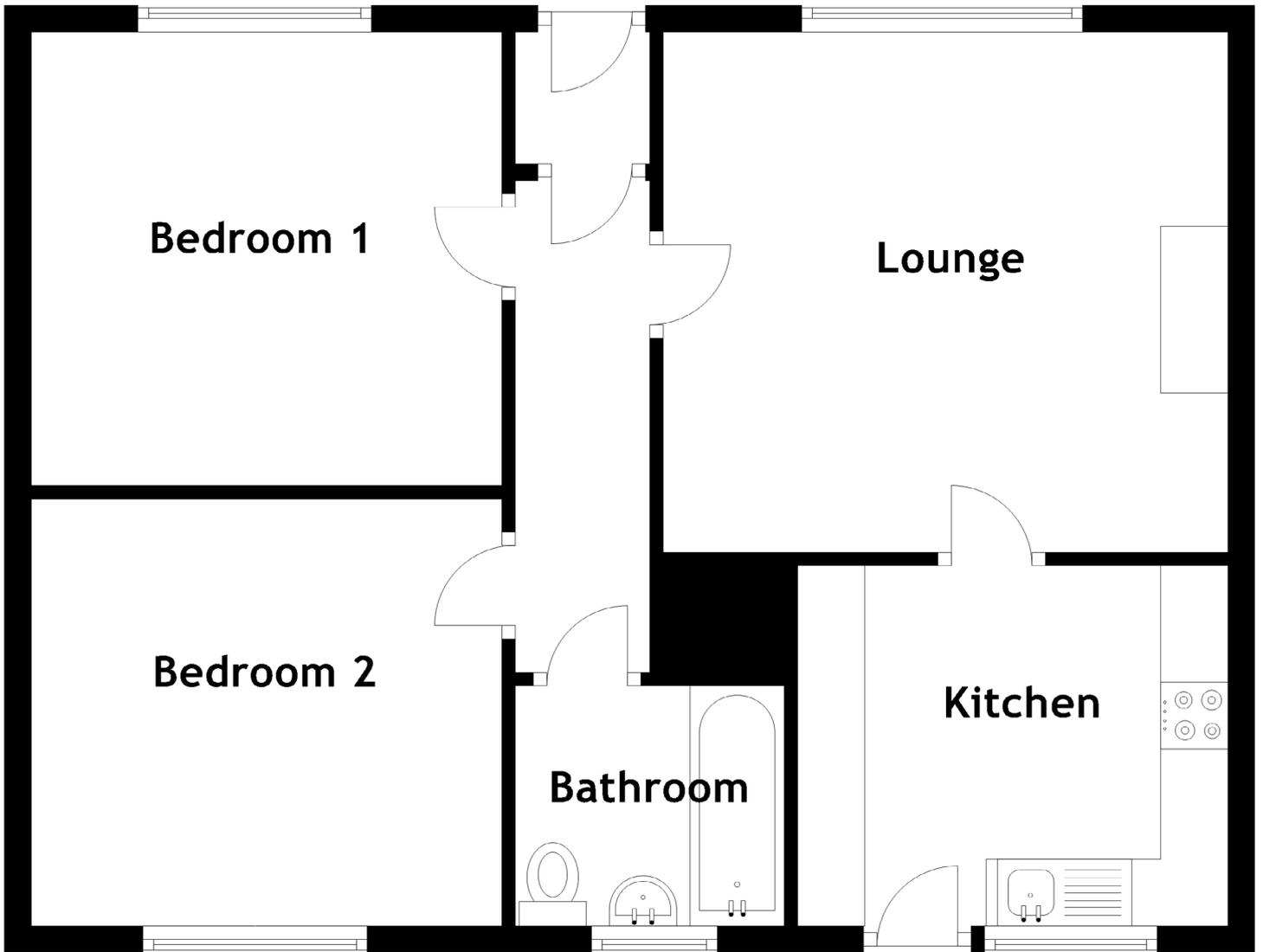




The Bathroom







Approximate Dimensions
(Taken from the widest point)

Lounge 4.20m (13'9") x 3.90m (12'10")
 Kitchen 3.40m (11'2") x 2.70m (8'10")
 Bedroom 1 3.50m (11'6") x 3.40m (11'2")
 Bedroom 2 3.50m (11'6") x 3.20m (10'6")

Bathroom 2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m²): 63m²

EPC Rating: E





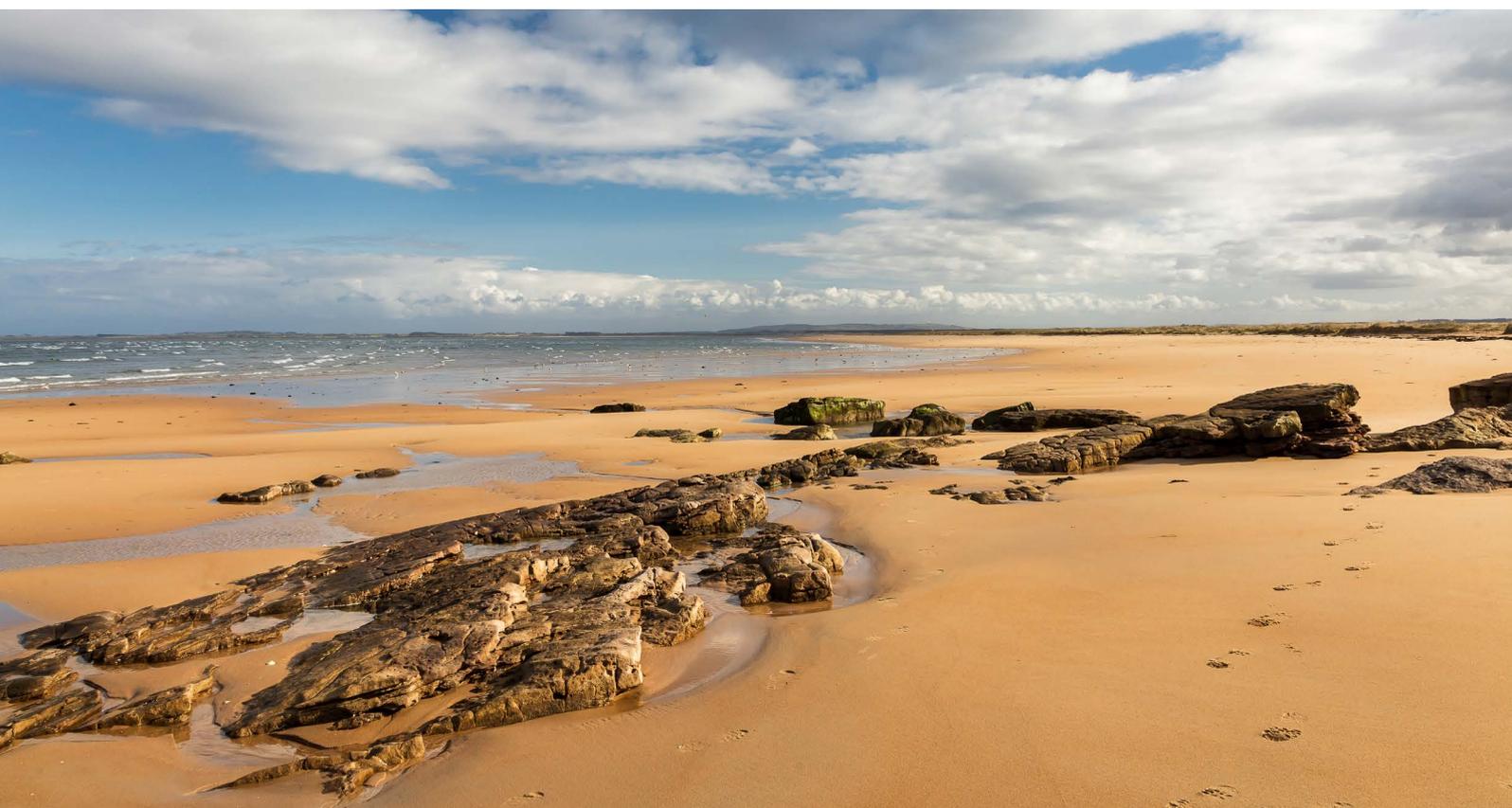
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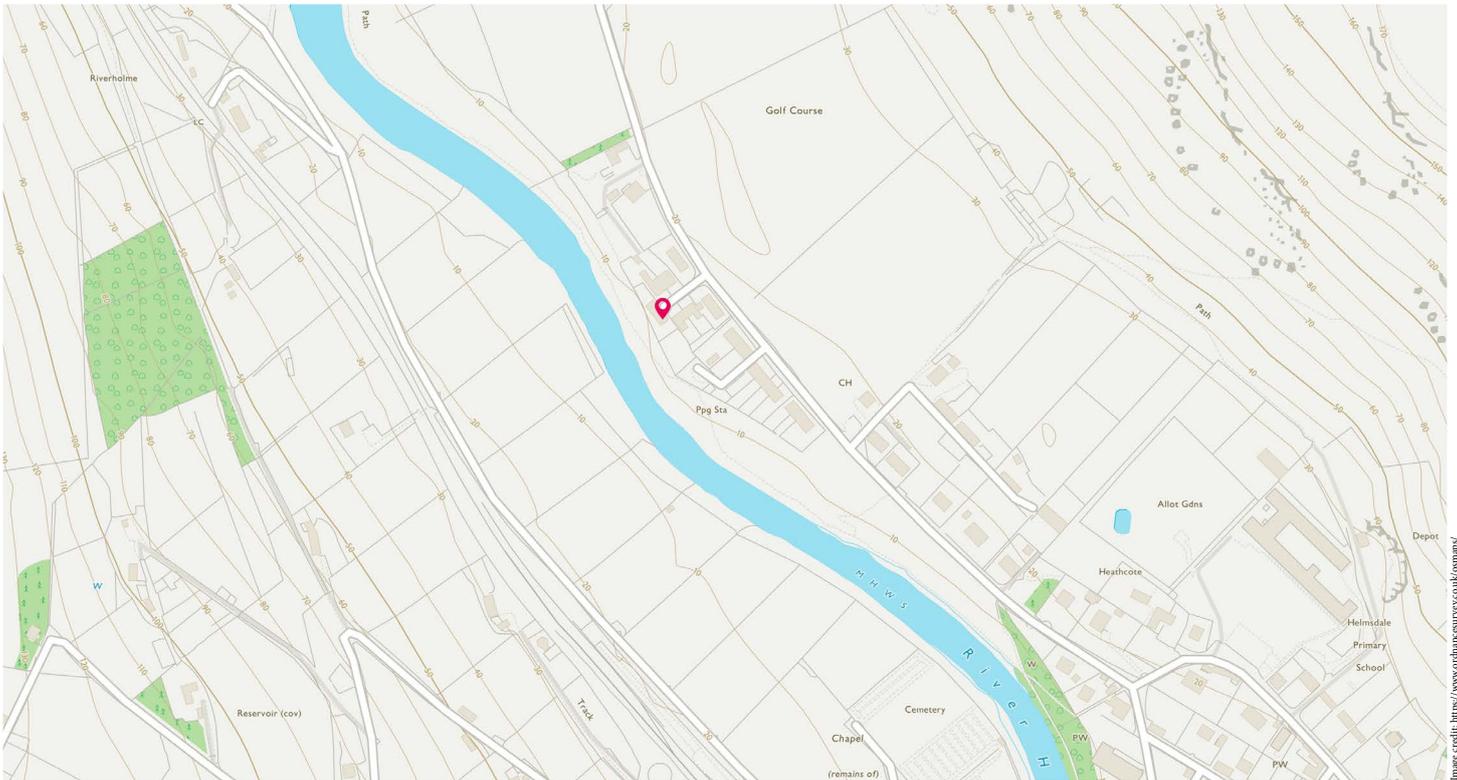
The popular residential area of Helmsdale is at the mouth of the river that gives the village its name. The River Helmsdale is famed worldwide for its superb sport fishing with villagers being entitled to fish the river for free. The village dates from the time of the Highland Clearances and was originally 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.

There is a thriving community partnership that is constantly looking at ways to improve local amenities. 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.



The Location



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Surveyor



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ALAN SUTHERLAND
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