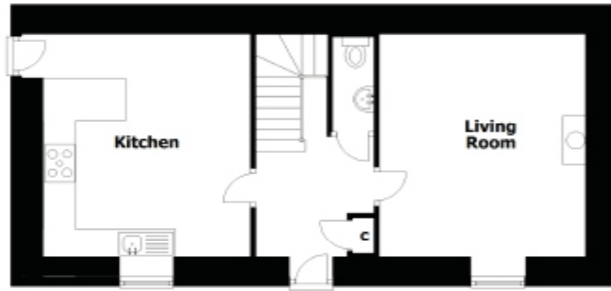




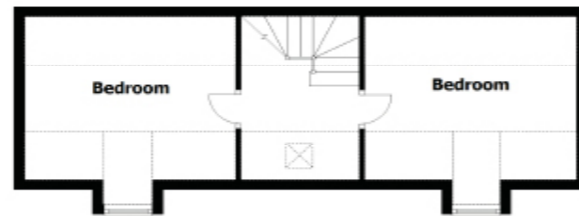
Ground Floor



First Floor



Second Floor



Services

Mains water, electricity and drainage.

Extras

All fitted floor coverings, curtains and blinds.

Heating

Oil fired central heating.

Glazing

Double glazing throughout.

Council Tax Band

B

Viewing

Strictly by appointment via Munro & Noble Property Shop
Telephone 01862 892 555

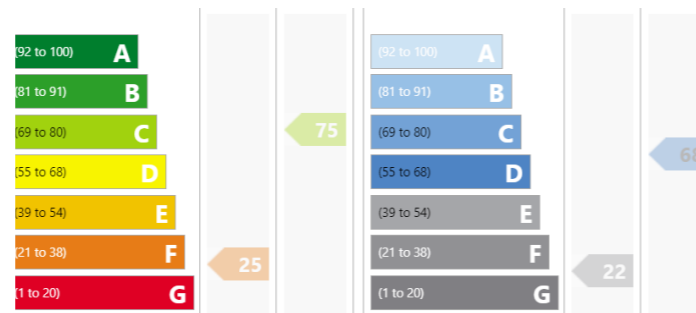
Entry

By mutual agreement.

Home Report

Home Report Valuation - £260,000

A full Home Report is available via Munro & Noble website.



Lilleshall House Lilleshall Street Helmsdale KW8 6JF

Built in 1886, this charming, traditional stone built house is located in the picturesque fishing village of Helmsdale.

OFFERS OVER £260,000

The Property Shop, 22 High Street, Tain
property@munronoble.com
01862 892 555

Property Overview

- Traditional stone House
- 4 Bedrooms
- 1 Reception
- 2 Bathrooms
- Oil
- Gardens

DETAILS: Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 1AE Telephone 01862 892 555.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 1AE.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Living Room



Living Room



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Property Description

Built in 1886, this charming, traditional stone built house is located in the picturesque fishing village of Helmsdale. Spread over three floors, this property is neutrally decorated with well-proportioned rooms and would make an ideal family home or holiday rental due to being on the North Coast 500 tourist route. With many period features, including a sweeping wooden staircase and a cast iron fireplace, provide a traditional feel whilst also benefitting of oil-fired central heating and double-glazed timber casement windows. On entering the property, you are met with a spiral staircase which leads to the first and second floors, a cloakroom cupboard, WC and doors leading to the lounge and kitchen/diner. The lounge has a cosy feel with a period decorative fireplace with a slate hearth and wooden mantel and overlooks the front garden. A modern kitchen/diner with wall and base mounted units, range cooker with gas hob, electric ovens, one and a half bowl sink with mixer tap, slimline dishwasher, washing machine, tumble dryer, fridge freezer and a door giving access to the side garden. From the entrance hall, the stairs rise with a large stained glass window feature, to the first floor where two generous sized bedrooms (one with an en-suite shower room) are located and also the family bathroom. The main bedroom is large and airy with a cast iron feature fireplace, chandelier and en-suite shower room comprising WC, corner wash hand basin and corner shower cubicle with electric shower. Bedroom two is a large L-shaped bedroom with original features. The spacious family bathroom has a roll top bath with an overhead electric shower, wash hand basin, WC and part tiled walls. Bedrooms three and four are large airy bedrooms with plenty of light from Velux windows and have coombed ceilings.

Externally the property consists of lawn area, courtyard, small terraced area, shed and garage with driveway providing parking for several vehicles. Helmsdale is a pleasant coastal village situated on the shores of the Moray Firth in the Highlands of Scotland, approximately 75 miles north of Inverness on the A9 trunk road. The village has local shops three hotels, a primary school, health centre, community centre, post office, railway station, public transport by way of bus and the award-winning Timespan Visitor Centre. The local economy is largely based on tourism, fishing, salmon and trout angling, deer stalking, and grouse shooting. Other outdoor pursuits in the area include panning for gold, golf, scenic walks and tennis courts.

Rooms & Dimensions

- Kitchen
Approx 4.60m x 3.87m
- Living Room
Approx 4.60m x 3.80m
- WC
Approx 1.96m x 0.75m
- Bedroom Two
Approx 4.80m x 4.00m
- Bedroom One
Approx 4.80m x 3.90m
- En-suite
Approx 1.80m x 1.14m
- Bathroom
Approx 3.45m x 1.74m
- Bedroom Three
Approx 3.90m x 3.40m
- Bedroom Four
Approx 3.90m x 3.40m

Bedroom Four



Driveway



Rear Garden



Bathroom

