

Services

Mains electricity and water with private drainage and septic tank.

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.

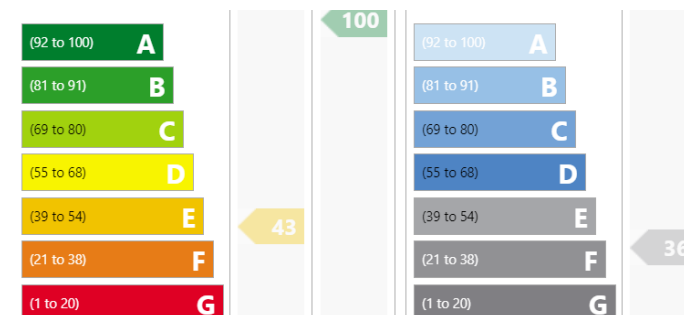
Entry

By mutual agreement.

Home Report

Home Report Valuation - £205,000

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



DETAILS: Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 IAE Telephone 01862 892555.
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 IAE.
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.



**Pipers Cave, 14 Gartymore
Helmsdale
KW8 6HJ**

Two bedroomed detached cottage with 2 acres of croft land. Panoramic views overlooking the picturesque fishing village of Helmsdale.

OFFERS OVER £205,000

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

Property Overview

- Detached House
- 2 Bedrooms
- 2 Receptions
- 1 Bathroom
- Oil
- Garden
- Parking
- Conservatory

Lounge



Hallway



Kitchen



Kitchen/Diner





Conservatory



Views

Property Description

Pipers Cave is a detached cottage situated on an elevated position, boasting panoramic views overlooking the village of Helmsdale and further out to sea. This property is spread over two floors with a large conservatory to the front enjoying the stunning scenery. The cottage is neutrally decorated throughout giving a lovely bright and airy feel, benefiting from double glazing and oil central heating throughout. Entering through the large and bright East facing conservatory you continue past the hallway and staircase into the open plan lounge/kitchen/diner which has a very cosy feel with cast iron coal fireplace with wooden mantelpiece. The galley kitchen/diner has wooden base units, stainless steel single sink with chrome tap, cooker and extractor hood. The utility room and family bathroom are also on the ground floor, with its own outside access. Upstairs there are two bedrooms, both with en-suite WCs, bedroom one has fitted cupboards and both bedrooms enjoy the stunning sea views. To the side of the property there is parking for several vehicles. The house is surrounded by an enclosed garden with an additional shed and two acres of croft land adjacent. This property would be an ideal rental or holiday let due to being on the North Coast 500 tourist route. Helmsdale is a pleasant fishing 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

- Conservatory
Approx 5.90m x 2.70m
- Living Room
Approx 3.60m x 3.13m
- Utility Room
Approx 1.90m x 1.40m
- Bathroom
Approx 2.14m x 1.90m
- Kitchen/Diner
Approx 5.60m x 1.50m
- Bedroom One
Approx 3.50m x 2.86m
- En-suite
Approx 1.50m x 1.38m
- Bedroom Two
Approx 4.25m x 2.80m
- En-suite
Approx 1.48m x 1.35m



Driveway



Bedroom One



Bedroom Two



Bathroom