



Nexden, Back Road, Golspie, Sutherland KW10 6RW

Offers Over £280,000



Paul Coutts Estate Agency Ltd  
102 Brudes Hill  
Inverness  
IV3 8AT



## Nexden, Back Road, Golspie, Sutherland KW10 6RW

Nexden is a 4-bedroom detached property situated in the desirable village of Golspie. Tucked away on the quiet Back Road, this home offers a peaceful retreat while keeping you close to all local amenities. With an attached garage and private driveway, it provides both comfort and convenience.







## ENTRANCE PORCH & HALLWAY

1.63m x 2.84m (5'4" x 9'3")

The front door opens into an entrance porch. Doors from the porch lead to a bedroom on the first floor and the main hallway, creating a natural flow through the property.

## LOUNGE

5.47m x 4m (17'11" x 13'1")

A bright and inviting lounge filled with natural light from dual-aspect windows. This cozy space has a fitted carpet and is centered around a log burner.

## DINING ROOM

3.1m x 4.35m (10'2" x 14'3")

A spacious dining room with a log burner and room for a large table. The ideal setting for family feasts and entertaining guests.









## SUN LOUNGE

2.96m x 4.28m (9'8" x 14'0")

A bright and inviting sun lounge with triple-aspect windows, a tiled floor, and French doors that open to the garden.

## KITCHEN

3.86m x 3.61m (12'7" x 11'10")

The kitchen has base and wall units with ample worktop space, breakfast bar and tiled floor. There is space for a freestanding oven and dishwasher.

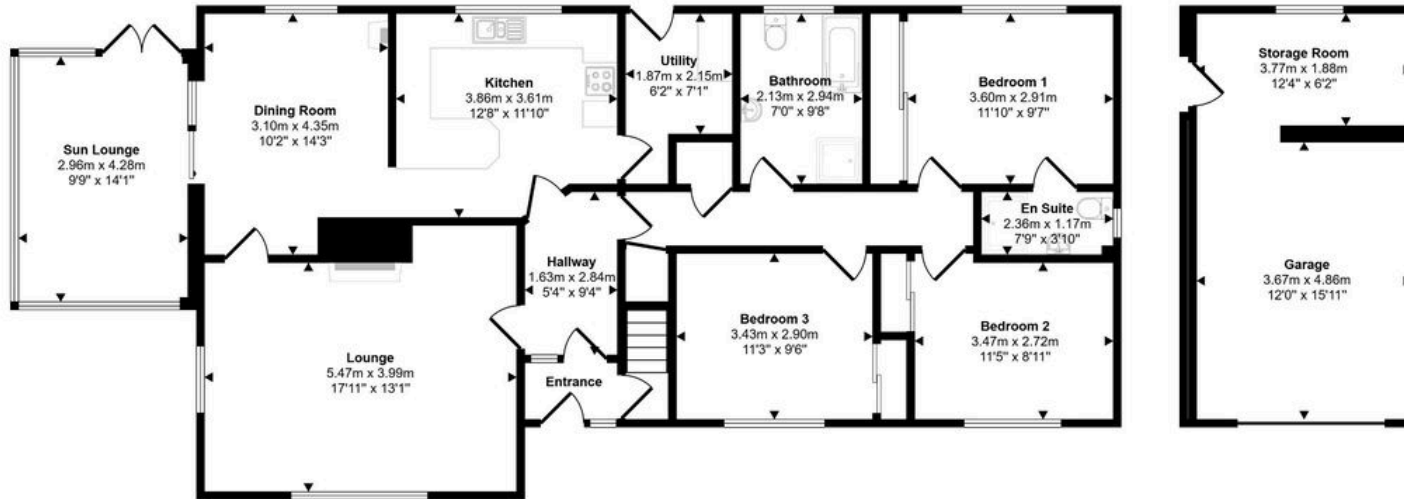
## UTILITY ROOM

1.87m x 2.15m (6'1" x 7'0")

Just off the kitchen, the utility room provides a practical space equipped with a base and wall unit and plumbing for a washing machine.



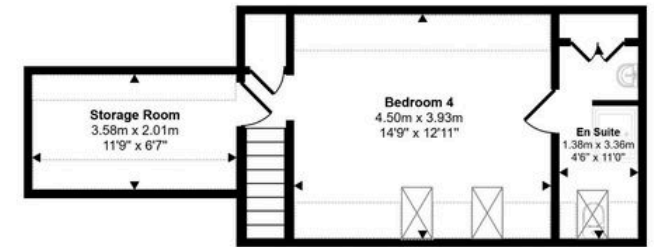
Approx Gross Internal Area  
195 sq m / 2097 sq ft



Ground Floor  
Approx 160 sq m / 1724 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor  
Approx 35 sq m / 373 sq ft