

# Tower View South Argo Terrace

Golspie, Sutherland, KW10 6RX

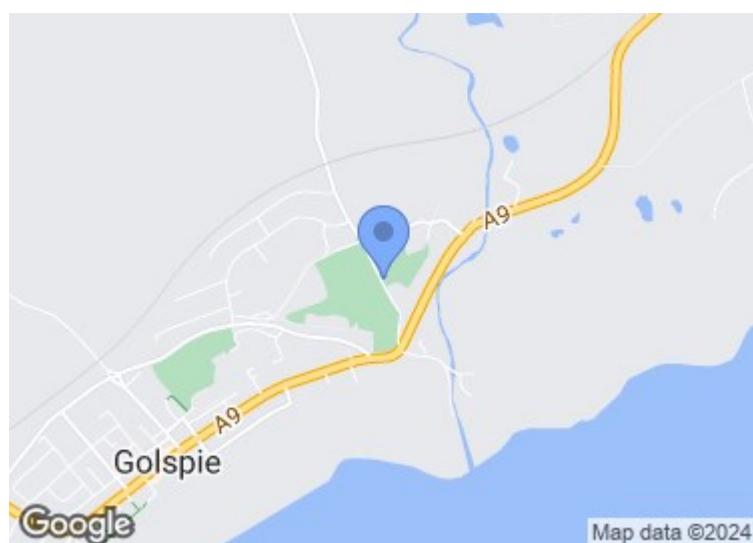
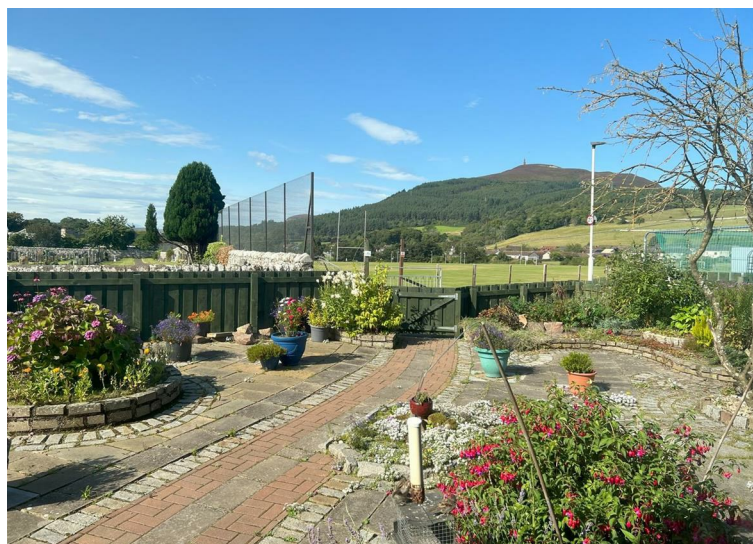


Offers In The Region Of £250,000



Revised price of £250,000 for Tower View, a 4/5 bedroom property located in the coastal village of Golspie., A spacious house with a mature, colourful garden and private driveway. Close to all local amenities and a community spirited village. The property is over 2 floors and has views from most windows to either the mature garden or view of Ben Bhraggie Hill





- 4/5 Bedroom Detached Property
- Enclosed Mature Garden
- Close to all Local Amenities
- Workshop and Shed
- Good Family Home

Thistle House, Main Street, Golspie, KW10 6TG  
 sales@monster-moves.co.uk  
 www.monster-moves.co.uk  
 Sutherland - 01408 525001  
 Inverness - 01463 263063



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## HALL

24'3" x 4'7"

The vestibule has space for coats and outdoor footwear, black floor tiles and a further door leads into the hall which is carpeted and has all rooms leading from it as well as the stairs to the first floor and three bedrooms and a family bathroom. There is a large understairs cupboard with hanging space and storage, a glass door into the sitting room and double glass doors into the sun lounge.

## SITTING ROOM

19'8" x 13'1"

A large sitting room with wood flooring, large triple glazed window and a feature fireplace; cast iron with decorative tiles and wood surround and mantle. Vertical blinds included



## KITCHEN/DINER

13'9" x 13'1"

This room has a window on one wall and patio doors on another. There are base and wall units in a cream beech some with internal lights, integrated appliances:- eye level double oven, ceramic hob and hood, dishwasher and black larder fridge freezer. Exposed beams and vinyl flooring.

## SUN LOUNGE

19'0" x 10'5"

A spacious sun lounge with triple glazed windows on two sides and double glazed arch doorway. Views over front garden, fields and up to Ben Bhraggie Hill. The room has a vaulted ceiling and fitted carpet and vertical blinds.



## SHOWER ROOM

The shower room has white wash basin in a white gloss vanity unit, w/c and shower enclosure with mains shower. Black floor tiles and roller blind.



## BEDROOM 4/OFFICE

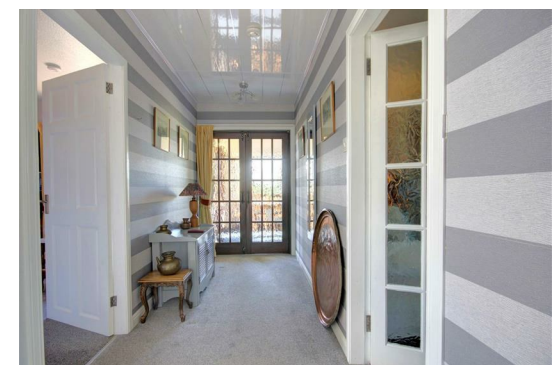
9'10" x 7'10"

This room is presently used as an office but could be a bedroom on the ground floor. Fitted carpet and vertical blinds.

## LAUNDRY ROOM/BEDROOM 5

8'6" x 9'6"

This room is presently used as a laundry and storage room but could be used as a downstairs bedroom.



## FIRST FLOOR

Stairs lead to the first floor with a window on the half landing. Access to three double bedrooms and bathroom. A linen cupboard is located on the landing.

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### BEDROOM 1

14'9" x 10'0"

A double bedroom with fitted wardrobes and inset dressing table with a wash basin and mirror. Laminate flooring. Access to large storage area in roof

### BEDROOM 2

9'4" x 13'1"

A double bedroom with built in wardrobes and storage around the bed. A corner wardrobe with an inset dressing table and washbasin and mirror above. Laminate flooring and vertical blinds are included.



### BATHROOM

6'6" x 7'3"

The bathroom comprises a white 3 piece suite:- pedestal wash basin, w/c and bath with overhead shower. Ceramic tiles around bath, vertical blinds and vinyl flooring included.

### BEDROOM 3

14'9" x 10'0"

A double bedroom with fitted wardrobe, a corner shower with mains shower and wetwall, and wash basin in a white gloss vanity unit with 2 drawers. An access hatch in to the eaves for storage. Fitted carpet and vertical blinds.



### GARDEN

The house sits in a large garden with mature bushes and trees to the rear and side. A driveway to the front and an enclosed paved area with interspersed planting in an enclosed garden to the south. A boiler room is accessed from the front of the property. A summerhouse sits in the rear garden along with a greenhouse and wooden workshop/shed. The driveway has parking for 3/4 vehicles.



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## LOCATION

Located in the coastal village of Golspie on the east coast of Sutherland. on an elevated position with views to the sea (partial) and of Ben Bhraggie Hill. Golspie has all the local amenities that you would hope for in a village; primary and secondary schools, convenience stores, doctors, dentists and rail and bus links.

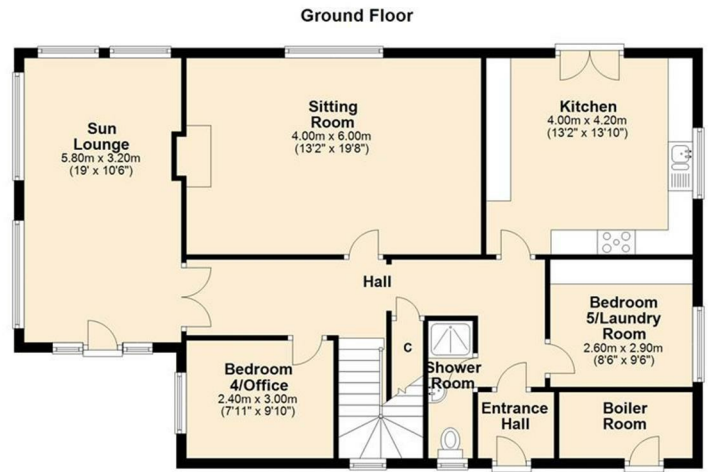
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## ADDITIONAL INFORMATION

Combination of uPVC & Wood Windows  
 Oil Fired Central Heating  
 Recently upgraded radiators & New Oil Tank  
 Upgraded to triple glazing in the sun lounge & sitting room  
 Built 1980 Extended 2000

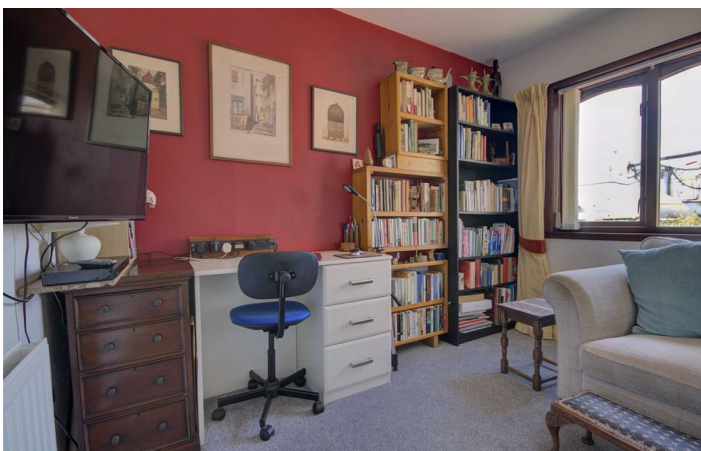
## VIRTUAL TOUR LINKS

360 Tour - <https://www.madesnappy.co.uk/tour/|g|7|g9f7f>  
 Virtual Tour - [https://youtu.be/jVwzwm\\_E5X0](https://youtu.be/jVwzwm_E5X0)



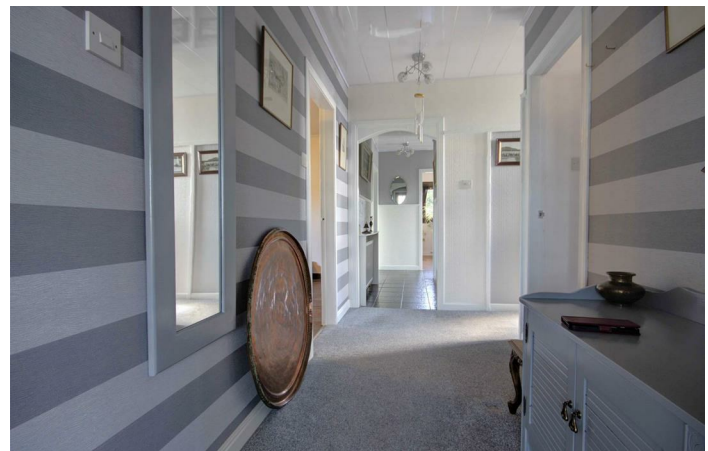
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 Plan produced using PlanUp.

Tower View, Golspie



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	68
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	66
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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**COUNCIL TAX**

Highland Council Tax Band E

**TENURE**

Freehold

**ENTRY**

By mutual agreement

**VIEWING**

To arrange a viewing of Tower View, South Argo Terrace, Golspie KW10 6RX, please contact Monster Moves on 01408 525001 or email sales@monster-moves.co.uk



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