

2 Lichfield Court  
Helmsdale, Sutherland, KW8 6LB



Offers In The Region Of £77,000



A rare opportunity to purchase a one bedroom bungalow in the coastal village of Helmsdale with a small, manageable garden that overlooks the harbour.

Located in the heart of the village close to nearby shops, cafes and other local amenities.

All white goods included in the sale.





- 1 Bedroom Bungalow
- Coastal Village
- Close to Local Amenities
- Income Potential
- Small Garden



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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## KITCHEN

9'6" x 9'6"

The rear entrance from the road leading down to the harbour leads directly to the kitchen. The kitchen has fitted wall and floor units and worktop, a freestanding electric double oven and hob, washing machine and tumble dryer.

The L-shaped room provides space for a small kitchen table and the window above the stainless steel sink looks towards the harbour and beyond towards east Helmsdale.



## HALL

The hall runs through the centre of the property with all rooms and built-in cupboard leading from it and to the front exit of the property. The attic hatch is also located here.

## SITTING ROOM

9'6" x 14'9"

The cozy sitting room with large window overlooking the courtyard, a storage cupboard and electric fireplace.

## BEDROOM

9'6" x 14'9"

A double bedroom, with ample space for bedroom furniture and an electric panel heater.

## SHOWER ROOM

5'10" x 5'10"

The shower room has a white sink and WC and accessible walk-in electric shower.



## ADDITIONAL INFORMATION

Council Tax Band - A

White goods included in sale

Electric Storage Heating

On-street Parking



## LOCATION

Located close to the harbour in the fishing village of Helmsdale on the east coast of Sutherland and the NC500 Route.

Local amenities include doctors, dentist, library, convenience stores, restaurants and cafes. Leisure facilities include, sports hall, tennis court, a brand new all-weather astro pitch, 9-hole golf course and local rowing club. There are good public transport links available with buses and trains running north and south daily.



To find this property please click on the link for What3words

<https://what3words.com/reference.royally.timer>

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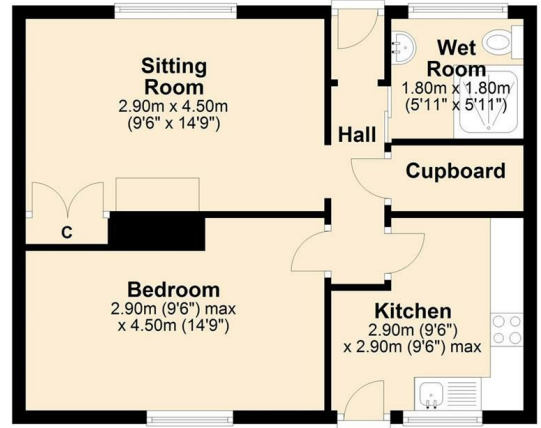


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### Ground Floor



For illustrative purposes only. Produced by Monster Moves Ltd 2024  
Plan produced using PlanUp.

### 2 Lichfield Court, Helmsdale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(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			73
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		34	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give a warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information that we provide about the property is verified by yourself or your advisors. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

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