

Tigh Air A Chnoc West Helmsdale
Helmsdale, Sutherland, KW8 6HH



Offers Over £300,000

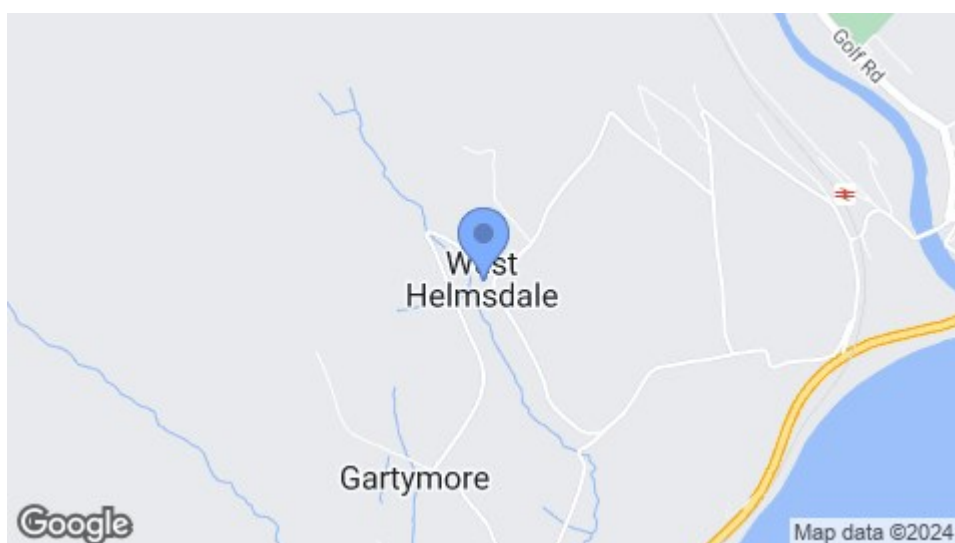


This spacious property Tigh Air a Chnoc, is situated on an elevated position with views over the Village of Helmsdale, the harbour, along the Strath and out to the sea. The property is set in a large garden and comprises:-
Ground Floor: sun room, hall, kitchen, utility, workshop, dining room, shower room, sitting room and three bedrooms (one with en-suite facilities) First Floor: workshop, hobby room, study and bathroom.





- Detached 3 Bedroom Bungalow
- Amazing Sea Views
- Set in Large Garden with Driveway
- Spacious and Well Maintained
- Large Attic and Craft Space
- All I's on Home report



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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SUN LOUNGE & ENTRANCE

6'6" x 9'10"

Entry to the property is through the sun lounge and then into the hallway. The sun lounge is great place to sit with panoramic views over Helmsdale, the harbour and out to sea. A place to watch the ever changing scenery and seascape.

HALLWAY

The central hallway has all rooms on the ground floor leading from it along with three storage cupboards.

SITTING ROOM

20'8" x 11'9"

The sitting room has dual aspect french doors, one looking over the harbour and the other to the rear garden. There is a wood burning stove as a focal point in the room. The room is neutrally decorated and has wood flooring.

KITCHEN

8'6" x 17'0"

A spacious kitchen with an abundance of white base and wall units and the bonus of lots of work top space. There is red gloss splashback and three windows overlooking the view of the harbour, the hill and the sea. There is space for a dishwasher and an integrated hob, fridge and eye level double oven.

BEDROOM 1 with EN SUITE

8'2" x 12'5" (8'2" x 3'11")

Bedroom 1 is a double room with an en-suite shower room. it overlooks the rear garden and is neutrally decorated. The en-suite comprises; large shower enclosure with wetwall and a mains powered shower, w/c and a wash basin set in a vanity unit.

BEDROOM 2

8'2" x 13'5"

A double bedroom over looking the rear garden and has a double fitted wardrobe and a TV point.

BEDROOM 3

8'6" x 9'10"

A double bedroom that overlooks the front garden and stunning views

SHOWER ROOM

5'10" x 6'6"

Shower room with white pedestal basin and w/c and shower enclosure. Tiled floor and wetwall all around.

DINING ROOM

11'9" x 9'10"

The dining room is adjacent to the kitchen and has patio doors leading out to the patio at the rear of the house. Neutrally decorated and has wood flooring.



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UTILITY

10'5" x 11'9"

A large utility room with two fitted storage cupboards, kitchen sink and plumbing for a washing machine. Space for fridge freezer and upright freezer. There is a hanging pulley for drying clothes. Exit to the driveway and a doorway through to a workshop and a rear door to the back garden.

WORKSHOP

9'10" x 14'9"

A workshop that has an exit to the rear garden and also contains the oil fired boiler. Stairs lead up to the first floor.



ATTIC SPACE

10'9" x 64'7"

The attic is accessed via stairs in the workshop and leads up to the attic space which is currently used as a hobby room, office and bathroom.

GARDEN

The property sits centrally in the garden and has a private driveway and parking for a number of cars. The area is grassed and has mature shrubs and trees. The septic tank is located in the grassed area. The rear garden has a large patio with the patio doors leading from the dining room and sitting room. There is a polytunnel and a shed that houses the oil tank, steps lead up to a grassed area.



DIRECTIONS

On arriving from the south on the A9 take the turning into Helmsdale, on the old road to West Helmsdale, before going over the bridge. Take a sharp 180 turn, the first left and go up the hill. Take the first turning on your right and Tigh Air A Chnoc is the fourth house on your left. Drive in and park in front of the property.



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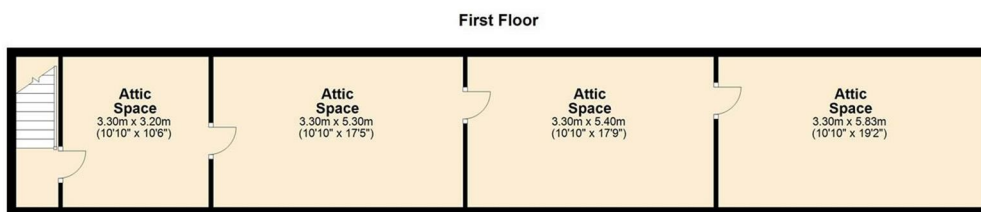
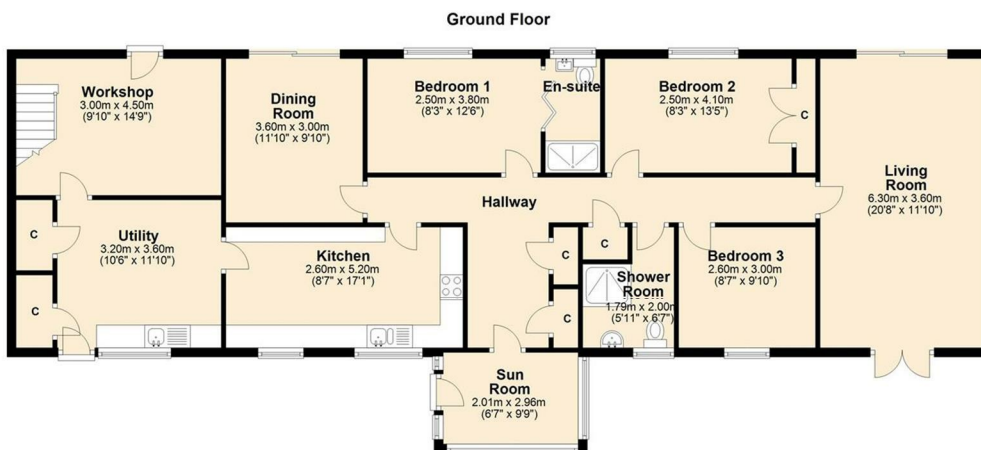


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WHAT3WORDS - <https://w3w.co/overlook.importing.volume>

It is best not to follow the sat nav once you arrive in Helmsdale as it covers a large area and won't take you to the house, either follow directions or use what3words.



Tigh Air A Chnoc, Helmsdale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			85
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



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Council Tax
Highland Council Tax Band E

Tenure
Freehold

Entry
By mutual agreement

Viewing
To arrange a viewing of Tigh Air A Chnoc, West Helmsdale, Helmsdale KW8 6HH, please contact Monster Moves on 01408 525001 or email sales@monster-moves.co.uk



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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