

The Old Coastguard Station
Helmsdale, Sutherland, KW8 6LD



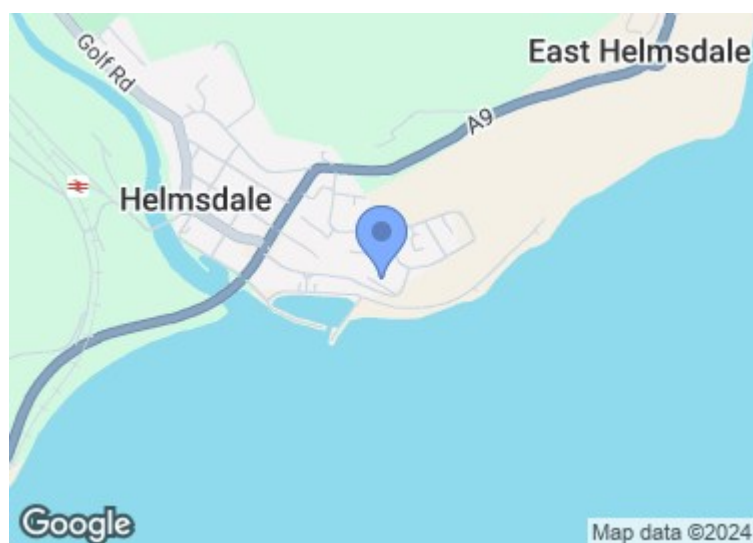
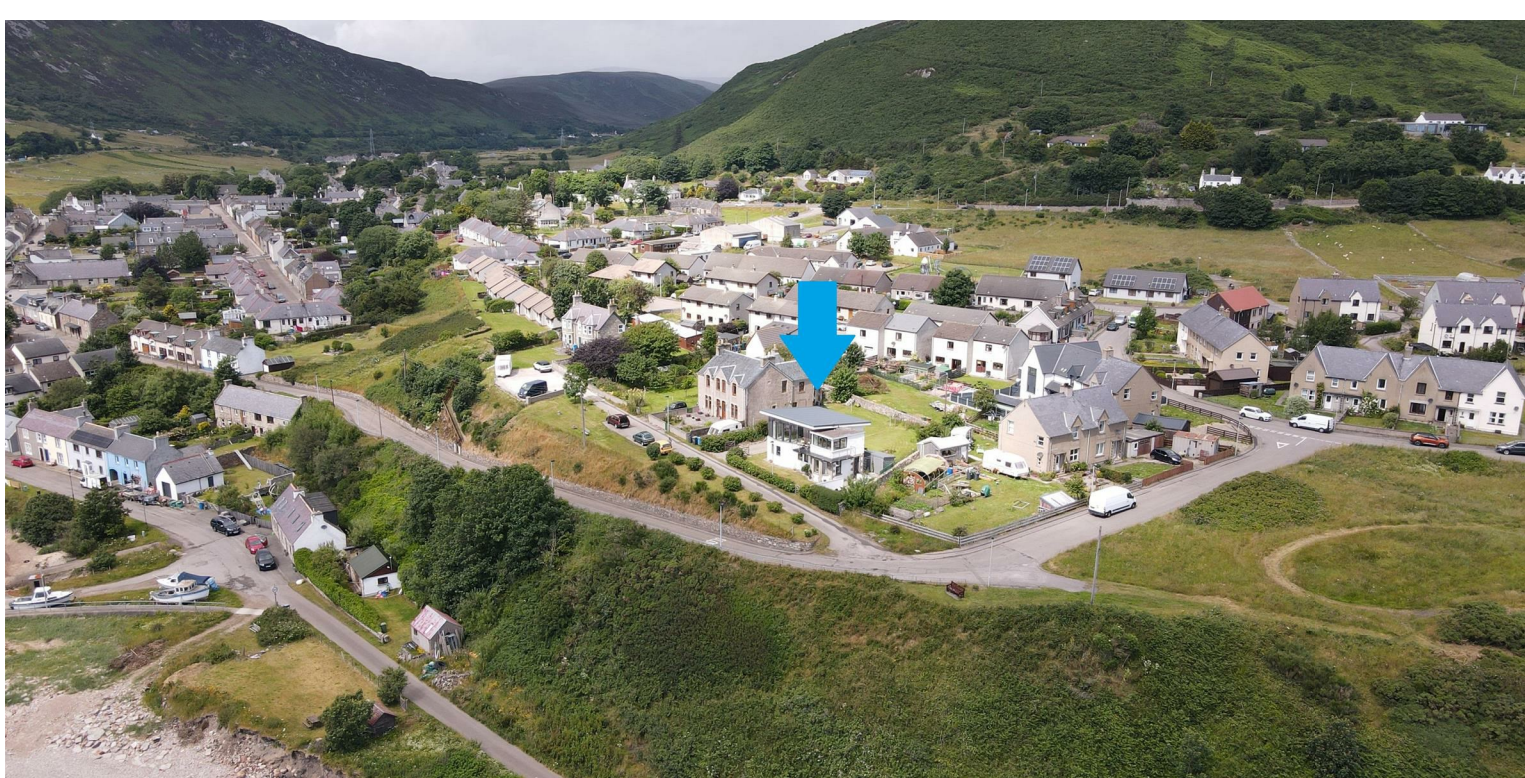
Offers Over £380,000



The Old Coastguard Station is a unique property located in the picturesque village of Helmsdale, Sutherland, overlooking Helmsdale harbour and the coastline to the south . This stunning detached three bedroom house offers a perfect blend of coastal living and modern comfort.

Renovated and extended to a high standard in 2016, The present owners have made the most of the stunning views from this location by placing the social space on the first floor and creating a balcony accessed from the sitting room that wraps around the south and east walls.





- Architect Designed Converted Coastguard Station
- Stunning Panoramic Sea views
- Garden & Driveway
- 3 Bedrooms
- Close to Local Amenities
- All I's on Home Report



 Thistle House, Main Street, Golspie, KW10 6TG
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HALL, STAIRS & FIRST FLOOR

On entering the property take the stairs to the first floor and you immediately have stunning views out to sea giving a 180 degree view over Helmsdale harbour and the coast line south.



SITTING & DINING ROOM

24'11" x 14'9"

Coming up the stairs and into the sitting/dining room, only once you have taken in the expansive view through a curved wall of floor to ceiling windows and a glass door on to the balcony, you will notice the other features in this light filled room. The room is neutrally decorated and carpeted and a vertical fire sits on the wall with a Caithness slate hearth below and also has planning permission for a multi fuel stove. Another feature is the modern glass chandelier located above the stairs and creates a modern sculpture within the room. Sonos speakers fitted in ceiling for surround sound.



KITCHEN

13'1" x 9'10"

A high gloss aqua coloured kitchen that compliments the views from the vast windows above, integrated appliances include;- eye level oven and microwave, fridge/freezer, hob and dishwasher. Porcelain floors in gloss white. An open hatch allows for further views through the sitting room windows.



UTILITY

12'5" x 4'9"

On the first floor is the utility room with storage, sink, space for washing machine



GROUND FLOOR

The ground floor has the main entrance to the property the hall has all three bedrooms and bathroom leading from it as well as the stairs to the first floor.



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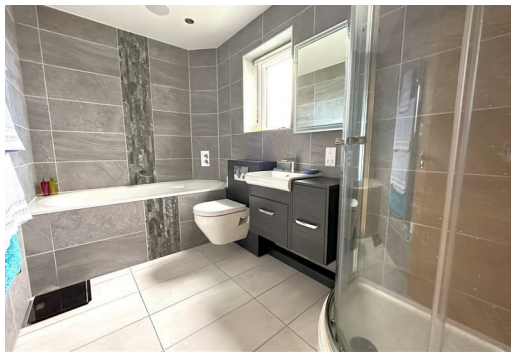


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BEDROOM 1 with EN SUITE

14'1" x 11'5"

The largest of the three bedrooms, with windows on a curved wall, a double wardrobe and understairs storage. Sonos speakers in the ceiling. The en suite comprises;- wash basin set in a vanity unit and a white w/c and chrome heated towel rail.

BEDROOM 2

7'6" x 10'9"

A double bedroom with views out to sea. there is a double fitted wardrobe.

BEDROOM 3

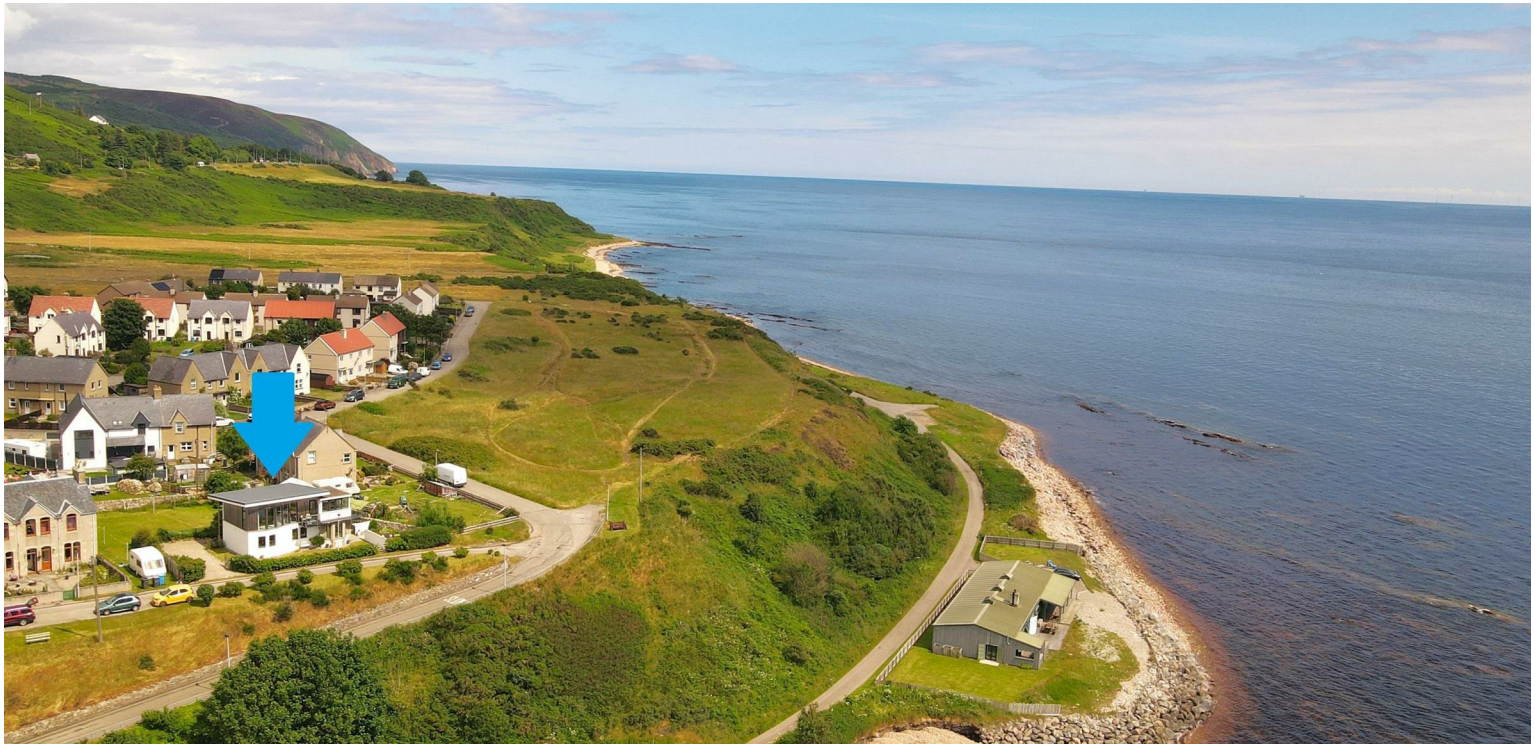
13'1" x 9'10"

A spectacular room with round bay window, fitted carpet and an exit door to the courtyard.

BATHROOM

9'1" x 5'7"

A large bathroom with bath, w/c and wash basin set in a modern vanity grey unit with back lit mirror above, a large shower enclosure with mains shower. Beautiful floor to ceiling tiles and porcelain tiles on the floor. A chrome heated towel rail and sonos speakers in the ceiling.



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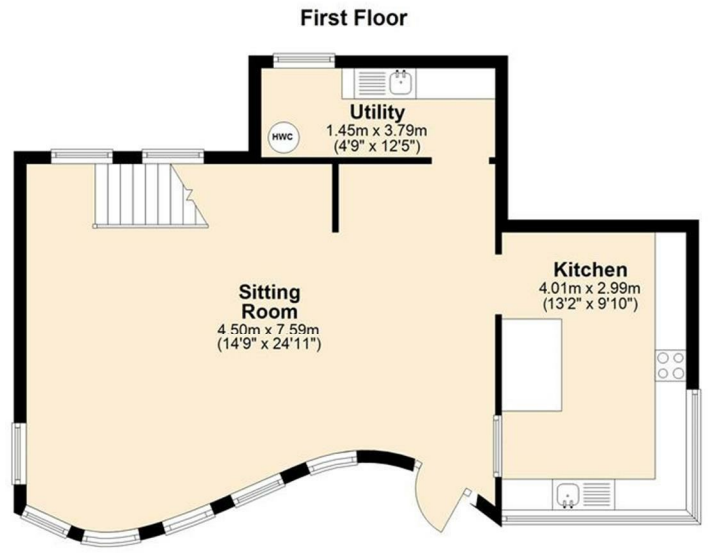
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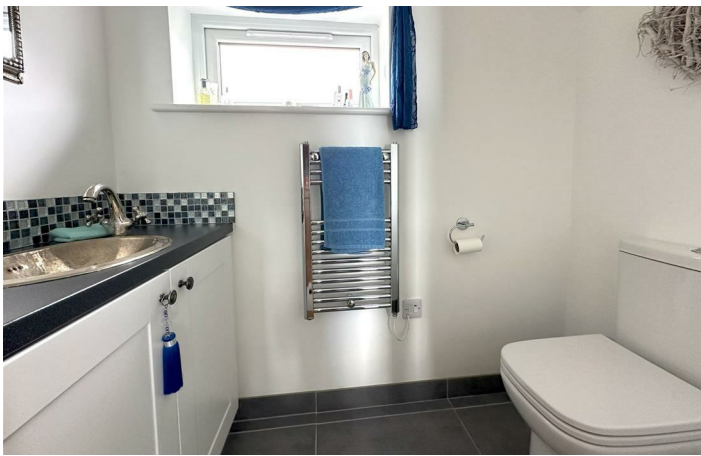
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			53
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			64
(81-91) B		57	
(69-80) C			
(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 The Old Coastguard Station, Helmsdale, Sutherland KW8 6LD, please contact Monster Moves on 01408 525001 or email sales@monster-moves.co.uk

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