



36 Rockview Place, Helmsdale

Offers over £94,000



General Description

This semi-detached ex-local authority property offers nicely proportioned and bright accommodation set over two floors and would be an ideal purchase for a first-time buyer or the buy-to-let market. The property, which is in walk-in condition, benefits from electric storage heating and is double-glazed throughout. Accommodation comprises, on the ground floor, a living room/diner and kitchen, with two double bedrooms and a shower room on the first floor. Externally, the garden lies to the front and rear of the property.

Location

Helmsdale, approximately 80 miles north of the Highland capital of Inverness, is a quiet fishing village with a picturesque harbour lying at the mouth of the Strath of Kildonan amid spectacular scenery. It is also known for its salmon fishing on the River Helmsdale and is a popular sporting holiday location. Facilities include hotels, garages, a variety of shops and a primary school. Secondary schooling is provided at Golspie High School. Sporting facilities include tennis courts and a nine-hole golf course in Helmsdale, with 18-hole courses in Brora, Golspie and Dornoch, including the world-famous championship course.



Accommodation

Entrance through half-glazed timber door into:

Entrance Porch

Carpet. Ceiling light. Boxed-in electric meter and fuse box. Glazed door to:

Hall

Access is given to the living room/diner and kitchen. Door into airing cupboard with slatted shelf housing the hot water tank. Carpet. Electric storage heater. Ceiling light. Stairs to landing.

Living Room/Diner

Nicely proportioned room enjoying a double aspect. Carpet. Two electric storage heaters. Curtains. Two ceiling lights.

Kitchen

This bright kitchen enjoys a south-facing window and is fitted with a number of pine wall and base units incorporating a built-in electric hob and oven, with integrated extractor hood above. Single sink and drainer with mixer tap. Plumbed for washing machine. Extractor fan. Door into under-stair storage cupboard. Vinyl flooring. Half-glazed door leads out to the side of the property.

From the entrance hall, stairs lead up to the landing.

Landing

Access is given to two double bedrooms and the shower room. Electric storage heater. Door leads into a shelved linen cupboard and a further door to a shelved storage cupboard. Hatch to loft.

Bedroom 1

Nicely proportioned and bright room enjoying a front-facing window. Built-in wardrobe with double sliding doors, hanging rail and shelf. Carpet. Electric storage heater.







Bedroom 2

Another nicely proportioned and bright room enjoying a south-facing window with views across the Dornoch Firth and along the coastline. Built-in wardrobe with double sliding doors, hanging rail and shelf. Electric storage heater.

Shower Room

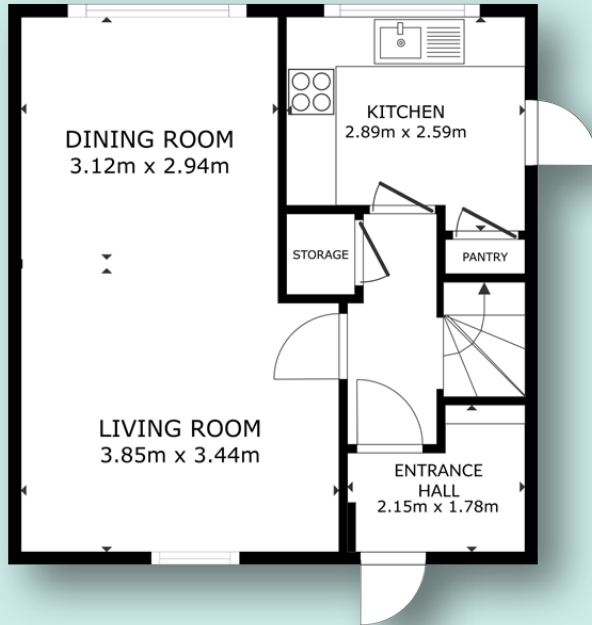
Comprising WC, vanity wash-hand basin with storage cupboard under and shower cubicle, which has been fully lined with wet-wall panelling and fitted with an electric Mira shower unit. Non-slip flooring. Front-facing window.

Garden

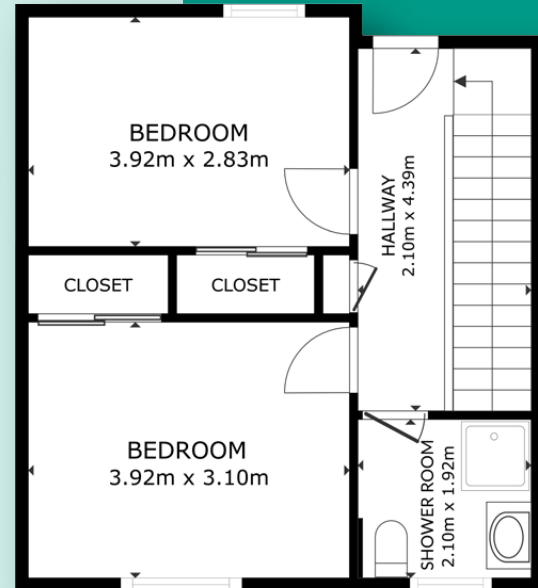
The garden lies to the front and rear of the property and is laid with chippings for easy maintenance, with a variety of shrubs and bushes. Pedestrian access can be made through gates to the front and side of the property. Timber garden shed.



Ground Floor



First Floor



Entrance Porch	2.15m x 1.78m
Living Room/Diner	LR – 3.85m x 3.44m; D – 3.12m x 2.94m
Kitchen	2.89m x 2.59m
Landing	2.10m x 4.39m
Bedroom 1	3.92m x 3.10m
Bedroom 2	3.92m x 2.83m
Shower Room	2.10m x 1.92m

Council Tax Band

Band 'A'

EPC

Band 'E'

Postcode

KW8 6LF

Services

Mains water, electricity and drainage.

Viewing

Contact the selling agents.

Entry

By arrangement.

Price

Offers over £94,000.00 in Scottish legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

These Particulars do not constitute an offer or contract and while believed to be accurate are not guaranteed. Offerors by offering will be held to have satisfied themselves as to the extent and condition of the subjects of sale as to which no warranty is given or is implied either from these Particulars or from any advertisement for sale of the subjects or otherwise.

