



Flat 2, The Old Post Office, Main Street, Golspie,  
Sutherland, KW10 6RA

Offers over £145,000



In good order throughout, this two bedroom ground floor apartment is set in a prime central location in the main street of Golspie and is within walking distance to all amenities in the village and is perfectly positioned on the NC500 tourist route. Situated within a characterful former Post Office building, this apartment has been very well maintained and enjoys stunning views over the Moray Firth. There are two allocated parking bays for the apartment at the rear and side, allowing ample parking for residents and visitors. Viewing is highly recommended to appreciate its central location.

### **LOCATION**

Golspie is a thriving Highland community on the East Coast of Sutherland. It has an excellent range of facilities including primary and secondary schools, hospital, swimming pool with fitness suite, well renowned golf club and popular beach. There are good road and rail links to the north and south and Inverness is approximately 53 miles away and provides all the additional facilities of an expanding city, including airport, modern shopping centre, excellent recreational facilities and a wide selection of restaurants and hotels.

What3Words – cupboards.respect.  
boater





## ACCOMMODATION

Rear entrance into a communal lobby

### Hall

Accessed from the communal hall, the apartment's entrance hall allows access to all accommodation. Wall mounted air conditioning unit. Vinyl flooring. Two ceiling lights. Fitted coat hooks. Door into a large walk-in storage cupboard housing the electric meter and fuse box and has plumbing in place for a washing machine. A further door leads into another convenient storage cupboard.

### Open-Plan Living Room/Kitchen/Diner

Enjoying a double aspect this bright open-plan living area boasts stunning sea views across the Moray Firth. The kitchen area is very well equipped with a generous range of base and wall units incorporating a built-in electric hob and oven with stainless steel extractor hood above and integrated dishwasher. Free standing fridge/freezer. Generous work surface with matching upstand. 1.5 stainless steel sink and drainer with mixer tap. Vinyl flooring. Fitted venetian blinds. Ceiling lights. Wall mounted air condition unit.

### Bedroom 1

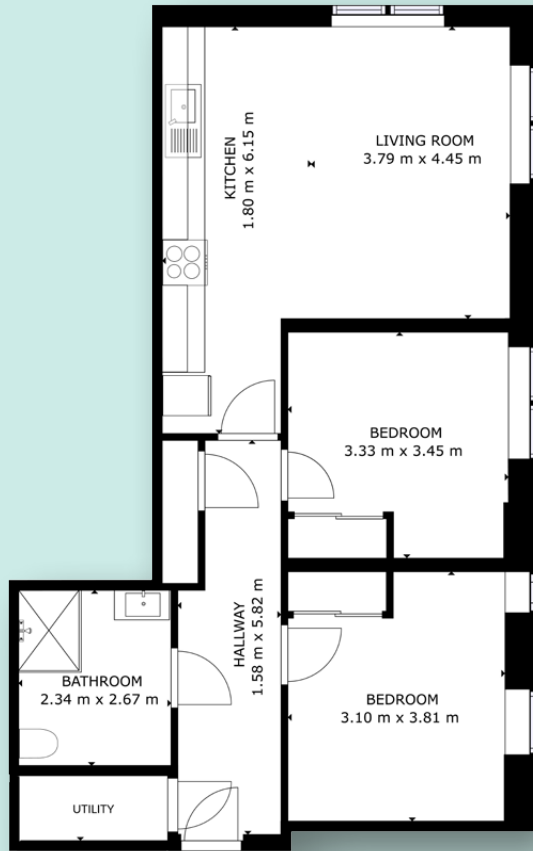
Nicely proportioned and bright room with two side facing windows with deep display sills. Built-in wardrobe with part mirrored sliding doors. Ceiling light. Vinyl flooring.

### Bedroom 2

Another nicely proportioned and bright room with side facing window fitted with venetian blind. Built-in wardrobe with part mirrored sliding doors. Ceiling light. Vinyl flooring.







Hall	1.58m x 5.82m
Open-Plan Living Room/ Kitchen/Diner	3.79m x 4.45m
Bedroom 1	3.10m x 3.81m
Bedroom 2	3.33m x 3.45m
Shower Room	2.34m x 2.67m

### Shower Room

A spacious shower room comprising wall hung WC with concealed cistern and vanity wash hand basin with storage below. Walk-in shower, fitted with rainfall shower head and secondary hand held shower, half height bi-fold doors and shower curtain. Walls have been partially lined with wet wall panelling. Wall mounted storage unit. Ladder style heated towel rail. Non-slip flooring. Wall mounted mirror with LED lighting. Double shaver socket. Extractor fan. Ceiling light.

### COUNCIL TAX BAND

Band 'B'

### EPC

Band 'C'

### POST CODE

KW10 6RA

### SERVICES

Mains water, electricity and drainage.

### VIEWING

Contact the selling agents

### ENTRY

By arrangement

### PRICE

Offers over £145,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

