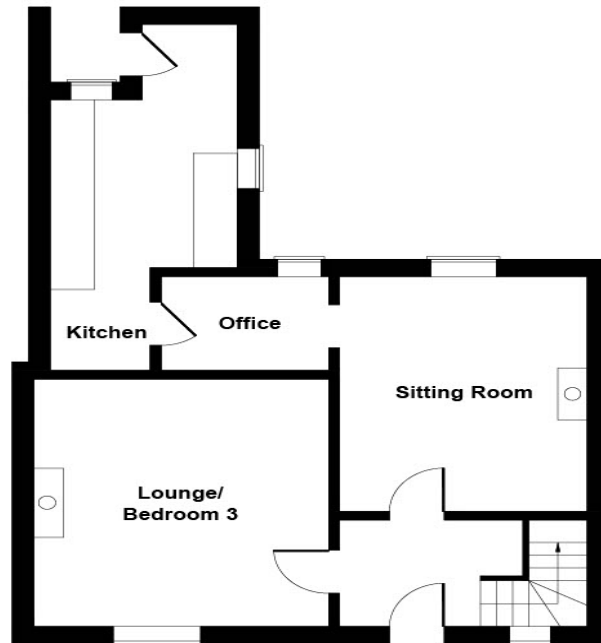
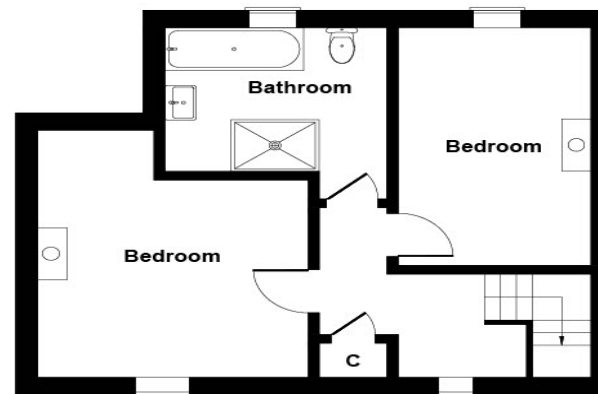


Balgownie, Main Street, Golspie, KW10 6TA



GROUND FLOOR



FIRST FLOOR

Services

Mains electricity, water and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds and white goods.

Heating

Oil fired central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

C

Viewing

Strictly by appointment via Munro & Noble Property Shop
- Telephone 01862 892 555.

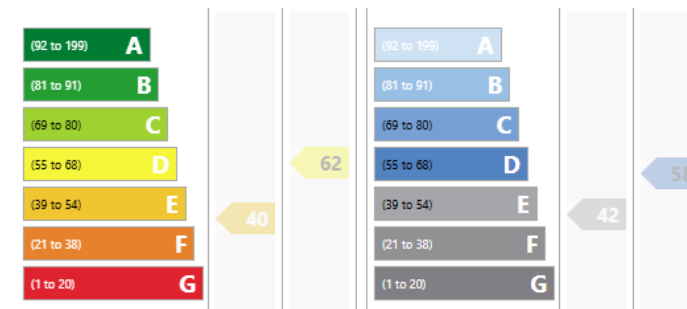
Entry

By mutual agreement.

Home Report

Home Report Valuation - £150,000

A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 1AE Telephone 01862 892555.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 1AE.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Balgownie, Main Street Golspie KW10 6RA

A charming three bedroomed stone-built mid-terraced house with rear garden situated in the picturesque village of Golspie.

OFFERS OVER £150,000

📍 The Property Shop, 22 High Street, Tain

✉️ property@munronoble.com

☎️ 01862 892 555

Property Overview



Mid-Terraced House



3 Bedrooms



1 Reception



1 Bathroom



Oil



Garden



Garage

Kitchen



Kitchen



Bedroom One



Bedroom Two





Lounge



Bathroom

Property Description

This traditional three bedroomed townhouse enjoys a prime position in the heart of Golspie's Main Street, offering convenient access to local shops, cafés and a wide range of amenities. Providing generously proportioned accommodation over two levels, the property presents an excellent opportunity for purchasers seeking space, character and potential. The home benefits from double glazing and oil fired central heating throughout. The ground floor comprises a welcoming entrance hall leading to a spacious lounge featuring a traditional coal fireplace which is currently blocked off, and a large front-facing window. The well-proportioned kitchen/diner is fitted with a range of wall and base units, a freestanding cooker with extractor hood above, and a stainless-steel sink with mixer tap and drainer. A free standing washing machine is included in the sale. Also located on the ground floor is a generous double bedroom, enjoying a front-facing window and retaining an original closed fireplace, adding further charm and character to the property. On the first floor, there are two further well-proportioned double bedrooms, both retaining attractive original closed fireplaces, enhancing the property's traditional appeal. Completing the accommodation is an accessible family bathroom fitted with a bath, WC, pedestal wash hand basin and a wet-wall shower area with fitted seat, making it particularly suitable for those with mobility requirements. Externally, the property enjoys a large, well-maintained rear garden featuring a patio area, ideal for outdoor entertaining and al-fresco dining. Beyond the patio lies an attractive lawned garden arranged in two sections, separated by a substantial timber shed and a greenhouse, there is a single garage also situated to the rear, all of which are included in the sale. A vehicle access gate within the rear boundary offers potential for the creation of off-street parking, subject to the necessary planning consents. This charming townhouse successfully combines traditional character with practical living space in a highly convenient village-centre location, making it an ideal family home, investment opportunity or lifestyle purchase. The picturesque village of Golspie is situated on the east coast of Sutherland, conveniently located on the main A9 route. Originally a small fishing hamlet, Golspie has evolved into a thriving coastal community while retaining much of its historic charm and character. The village offers an excellent range of recreational facilities, including a long sandy beach, an 18-hole golf course, swimming pool and bowling club. Steeped in history, Golspie is home to St Andrew's Church and lies close to the world-famous Dunrobin Castle and its magnificent gardens. The village is well served by local amenities, including independent shops, cafés, restaurants, hotels and guest houses, together with primary and secondary schools, Co-op supermarket and a fully operational railway station providing excellent transport links throughout the Highlands and beyond.



Landing



Bedroom Three

Rooms & Dimensions

- Entrance Hall
- Bedroom One
Approx 4.26m x 3.59m
- Lounge
Approx 4.51m x 3.43m
- Inner Hall
- Kitchen
Approx 4.85m x 2.20m
- Landing
- Bedroom Two
Approx 4.28m x 3.17m
- Bathroom
Approx 3.02m x 2.90m
- Bedroom Three
Approx 4.10m x 2.61m
- Garage

