

68 Tower Street, Golspie, Sutherland KW10 6SB

Offers Over £120,000





Superb opportunity to purchase a semi-detached property in walk-in condition in a popular residential area. Accommodation: Entrance Hall, Living Room, Kitchen/Diner, 2 Bedrooms and Bathroom. The property benefits from high quality laminate flooring on the ground floor, double glazing and electric storage heating. Ideal for first-time purchasers, as a buy-to-let or for people looking to downsize. All white goods included.



Golspie is a popular tourist destination and ideal for those travelling north to Orkney and the north coast. The town is on the route of the renowned NC500, scenic drive around the north Highlands. Golspie has an interesting links Golf Course, renowned mountain bike trails on Ben Bhraggie, a bowling green and leisure centre. Scenic coastal walk along the shore to Dunrobin Castle and other nearby coastal and woodland walks. There is also a medical practice, primary and secondary education. The Highland Capital of Inverness where all major facilities and transport links south are to be found is approximately 1 hours commute away.



Entrance Hall:

Paved steps lead up to the wooden front door which opens into a light entrance hall with a window to the front. The stairs are directly ahead with the living room on the right. Storage heater.

Living Room: 3.50m x 3.81m

Entered via a 15-pane glazed door this is a light and spacious room with window to the front. Laminate flooring and storage heater. Large understair cupboard with light, hooks and shelving offers practical storage.

Kitchen: 4.45m x 2.70m

Well laid out room with French doors opening from the dining area to the rear garden. This area has a storage heater and plenty of space for a dining table. The kitchen has ample work surfaces and both floor and wall mounted units. Stainless steel sink and drainer. Window overlooking the rear garden. The washing machine, dishwasher, and oven are all included in the sale. Laminate flooring, tiled splashbacks and extractor fan.

Stairs lead to the upper landing which has a Dimplex storage heater, smoke alarm and a shelved cupboard storing the hot water tank. There is also a hatch with a ramsay ladder giving access to the loft.

Bathroom: 1.89m x 1.89m

Fresh room with window to the rear. WC, wash hand basin, bath with electric shower over. Bath and wash hand basin have wet wall splashbacks. Dimplex fan heater, extractor fan and shaving light. Laminate tiles. Heated towel rail.

Bedroom 1: 3.60m x 2.75m

Spacious and bright room with window to the front giving views over the Dornoch Firth. Large double wardrobe with mirror doors, hanging rails and shelving. Storage heater.

Bedroom 2: 3.00m x 2.50m

Large room with window overlooking the rear across farmland and giving a view of Ben Bhraggie. Large fitted wardrobe with hanging rail and top shelf. Storage heater.





Garden:

The rear garden is fully enclosed Summer house and useful wooden shed. Grassed area with whirligig and further paved area ideal for outdoor socialising. External tap and security light. A paved path leads round to the front of the house which is also enclosed. The front garden has flower bed with shrubs.

Viewing:

Please contact the Selling Agents

EPC Rating: *D*

Council Tax: *C*



These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.



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