

15 Seaforth Road  
Golspie, Sutherland, KW10 6TJ

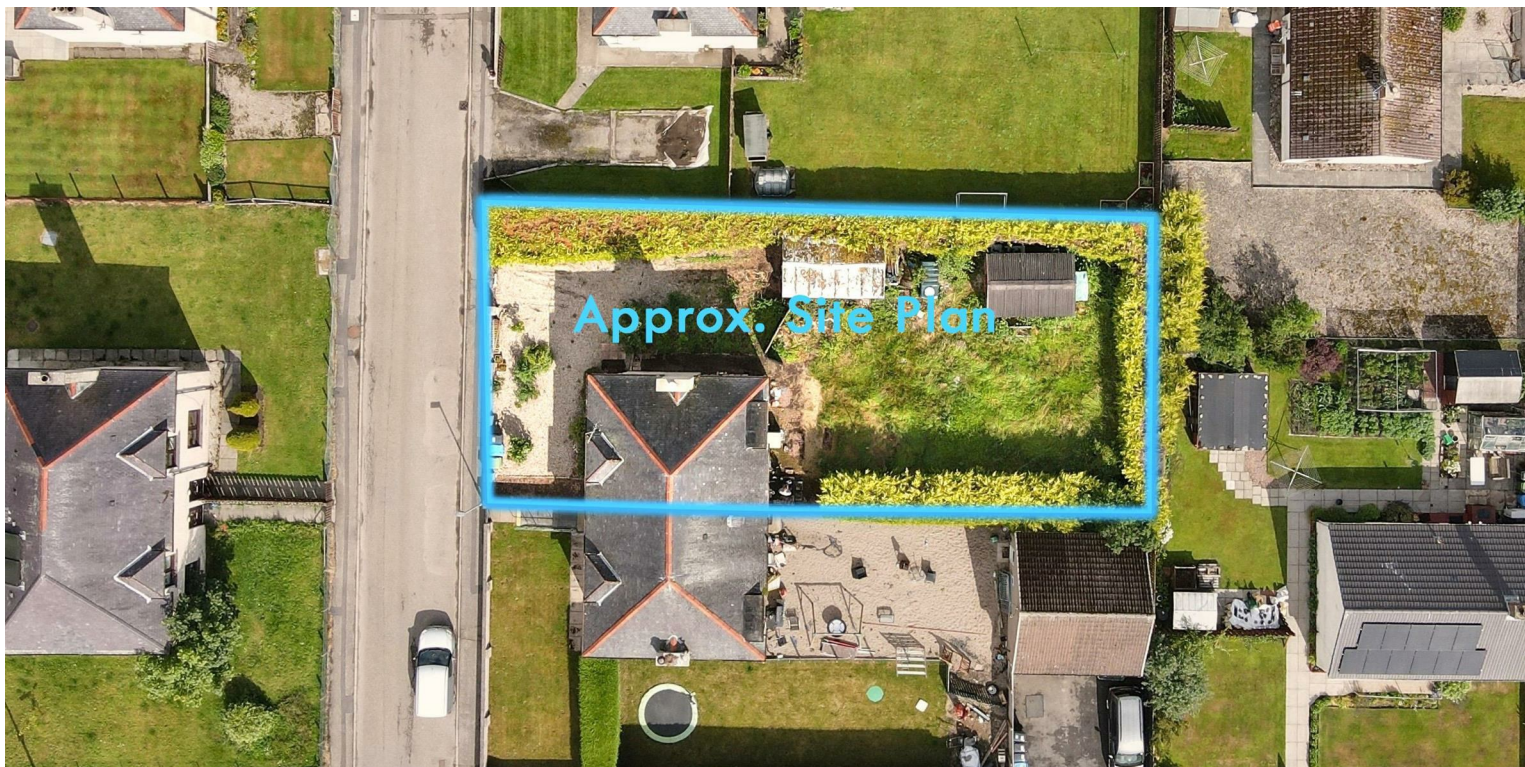


Price Guide £120,000



A 2 bedroom semi detached property located the village of Golspie on the east coast of Sutherland, with large garden and off street parking, with some modernisation, this would make a wonderful home. The property is set in a residential area close to all local amenities and just yards away from public transport and the beach.





- 2 Bedroom Semi detached Property
- Village Location
- Primary and Secondary Schools
- Close to All Local Amenities
- Public Bus & Train Links



**PRS**  
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG  
sales@monster-moves.co.uk  
www.monster-moves.co.uk  
Sutherland - 01408 525001  
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## HALL

In the front door that leads to the lounge and stairs to first floor.

## LOUNGE

Lounge has an open fireplace and doors that lead to the dining room and the kitchen

## KITCHEN

The kitchen has fitted base and wall units, space for a cooker, washing machine and fridge freezer. Exit door to the rear garden.

## DINING ROOM

A separate dining room with window over looking the rear garden

## FIRST FLOOR

Stairs lead to the first floor with an attic hatch.



## BEDROOM 1

A large bedroom over looking the front garden, with above stairs cupboard and double fitted storage space

## BEDROOM 2

a double bedroom over looking the rear garden

## BATHROOM

A white three piece suit : bath, w/c, wash basin and a separate shower enclosure.

## GARDEN

Garden to the front with mature hedging and bushes, space at the side for off street parking. Large enclosed rear garden laid to lawn and with 2 sheds.

## LOCATION

Located in a residential street just yards from the amenities that the village of Golspie has to offer, Primary and secondary schools, shops, cafes, restaurants, hairdressers, doctors, dentist, public transport, bowling club, golf course and access to many outdoor pursuits. Golspie is a village on the east coast of Sutherland and has a thriving local community.

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Living Wage  
Foundation

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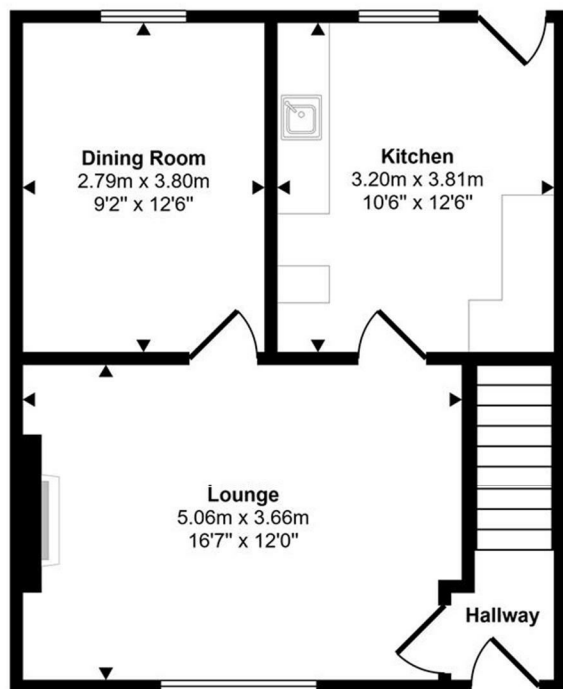
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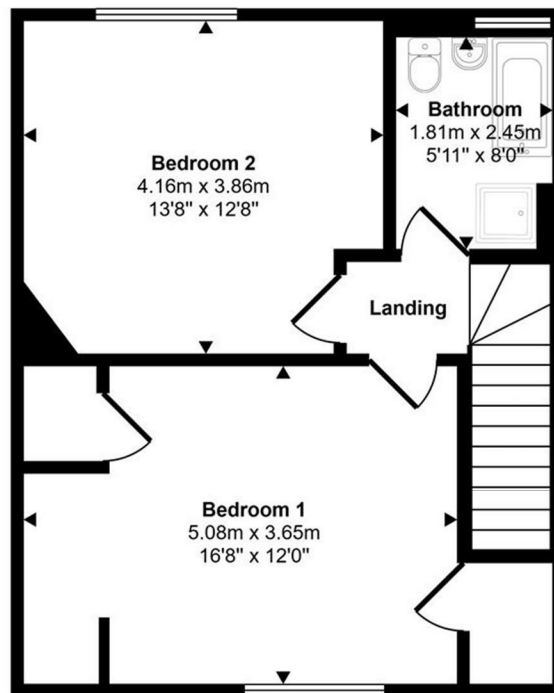
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**Ground Floor**  
Approx 47 sa m / 502 sa ft



**First Floor**  
Approx 47 sa m / 507 sa ft



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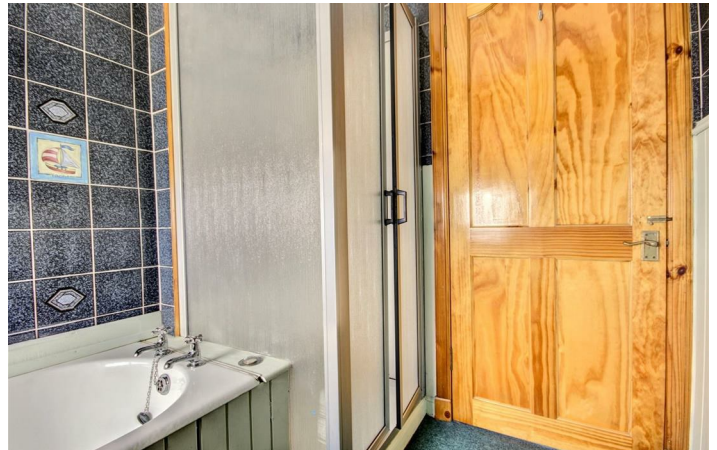
**Council Tax**  
Highland Council Tax Band B

**Tenure**  
Freehold

**Entry**  
By mutual agreement

**Viewing**  
To arrange a viewing of 15 Seaforth Road,  
Golspie, Sutherland KW10 6, please contact  
Monster Moves on 01408 525001 or email  
sales@monster-moves.co.uk

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |
|---------------------------------------------|---------|------------------------------------------------|-----------------------------------------------------------------|
|                                             | Current | Potential                                      |                                                                 |
| Very energy efficient - lower running costs |         |                                                | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) A                                 |         |                                                | (92 plus) A                                                     |
| (81-91) B                                   |         |                                                | (81-91) B                                                       |
| (69-80) C                                   |         |                                                | (69-80) C                                                       |
| (55-68) D                                   |         |                                                | (55-68) D                                                       |
| (39-54) E                                   | 56      | 67                                             | (39-54) E                                                       |
| (21-38) F                                   |         |                                                | (21-38) F                                                       |
| (1-20) G                                    |         |                                                | (1-20) G                                                        |
| Not energy efficient - higher running costs |         |                                                | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| Scotland                                    |         | EU Directive 2002/91/EC                        | Scotland                                                        |
|                                             |         |                                                | EU Directive 2002/91/EC                                         |



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give a warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information that we provide about the property is verified by yourself or your advisors. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

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