



7 Rockview Place

Helmsdale, Sutherland KW8 6LF

Offers Over £120,000



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A well maintained 3 bedroom semi-detached property that sits in the fishing village of Helmsdale on the east coast of sutherland. The property has an enclosed rear garden and off street parking to the front. The property comprises Ground Floor; sitting room, kitchen/diner, bathroom and on the first floor 2 double bedrooms. A summerhouse for a home office is in situ. This property is mortgageable



KITCHEN/DINING ROOM 23'3" x 13'1" (widest)

Entry to the property is through the front door and into the kitchen dining room which runs the width of the house. A window looks to Helmsdale rock and a rear door leads to the back garden. the open plan kitchen dining room has white base units and a cream range cooker, space for a washing machine.

SITTING ROOM 14'1" x 10'9"

Through the corridor is the sitting room with a multi fuel stove on top of a slate hearth with wooden mantle and laminate flooring.

BATHROOM 8'6" x 4'11"

The modern bathroom has a white three piece suite comprising w/c, wash basin in a grey gloss vanity unit and bath with overhead shower and glass panel. The room has white wet wall all around and a white heated towel rail. A tall white gloss storage unit is in lace.

BEDROOM 3 8'10" x 14'1"

Bedroom 3 is on the ground floor next to the bathroom and sitting room. A good sized room with French doors leading out to the rear garden.

FIRST FLOOR

Stairs from the kitchen/dining room has fitted silver grey carpet and is neutrally decorated. A storage cupboard on the landing.

BEDROOM 1 12'5" x 13'1"

A double bedroom with coombed ceiling and two fitted wardrobes as well as a cupboard, Silver Grey fitted carpet and has views out to Helmsdale Rock.

BEDROOM 2 12'1" x 10'9"

A double bedroom with coombed ceiling and two fitted wardrobes as well as a cupboard, Silver Grey fitted carpet and has views out to Helmsdale Rock.

HOME OFFICE 7'2" x 9'2"

A home office has been created in the rear garden and is presently used as a beauty room. Electric and lights are fitted.

GARDEN & PARKING

A garden in on half of the front laid to grass with mature hedging and a driveway for off street parking. A side entrance takes you to the rear garden which is enclosed. A patio area is outside the french doors in bedroom 3 or second sitting room. A decked area and grassed area with mature hedging around the border in the enclosed rear garden.

ADDITIONAL INFORMATION

- Council Tax Band - A
- LPG supply to kitchen stove
- Oil Fired Combi Boiler Central Heating system
- Some furniture available through separate negotiation
- Freehold

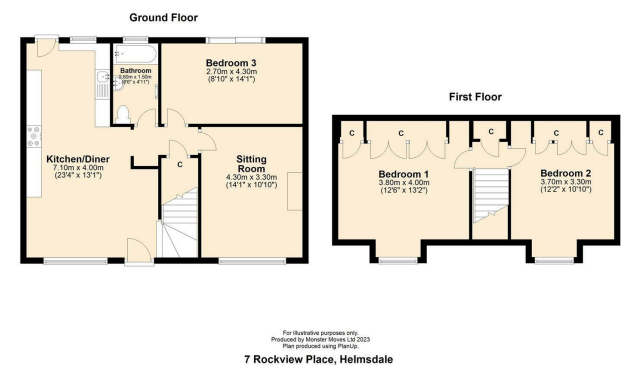
LOCATION

Located in the coastal village of Helmsdale on the east coast of Sutherland Helmsdale has local amenities such as convenience store, primary school, pubs, restaurants, doctors, dentist and local gift shops as well as rail and bus links.

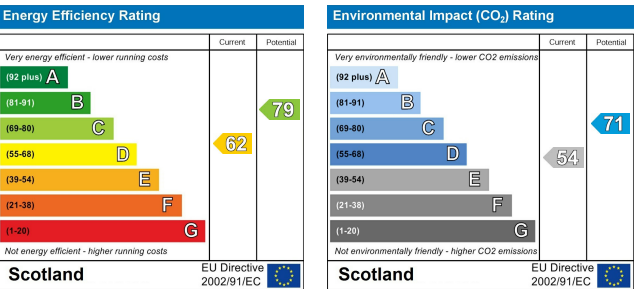
Area Map



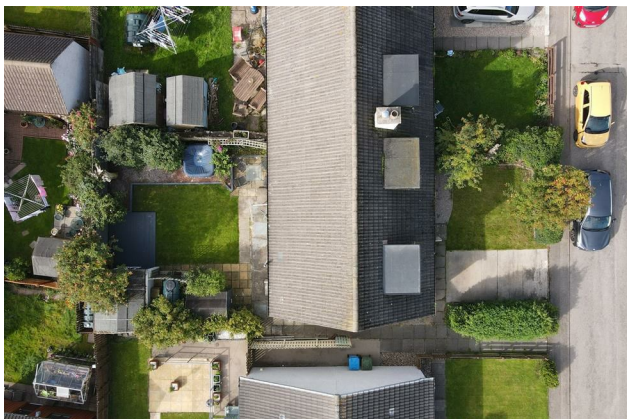
Floor Plans



Energy Efficiency Graph







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