

Sunnyside Beach House,
Golspie Links
Golspie, Sutherland, KW10 6TD

Offers Over £100,000

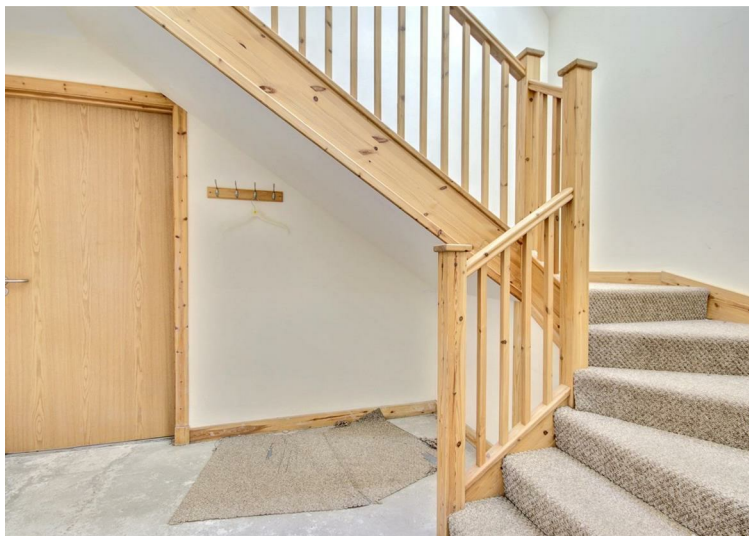
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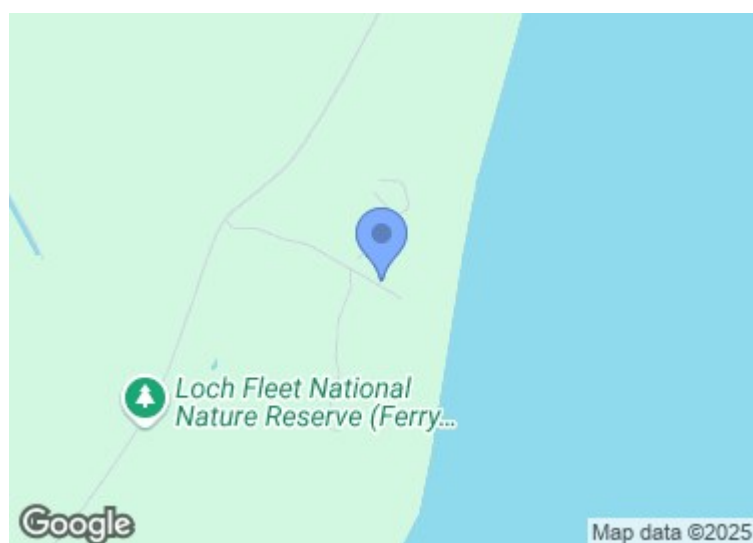
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Sunnyside Beach House located at Golspie Links just south of the village of Golspie. The 2 storey property makes use of the views and has the living area on the first floor with a balcony looking out over the sea and north and south along the coast. On the ground floor is storage, utility, workshop and garage. Building warrant and planning would be required for change of use to the ground floor if required.





- 2 Bedroom Detached House
- Ground floor Storage Rooms & Garage
- Seaside Views
- Next to Golspie Links Golf Course
- Close to Local Amenities in Golspie



PRS
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG
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FIRST FLOOR LIVING AREA (66sq m)

OPEN PLAN SITTING ROOM/KITCHEN

On the first floor is the open plan sitting room, dining area and kitchen with French doors leading out to the balcony and windows looking north to the village of Golspie. The kitchen has wall and base fitted units with free standing cooker and fridge freezer

BEDROOM 1

13'6" x 14'2"

A double bedroom with views looking north along the coastline

BEDROOM 2

10'7" x 8'10"

A double bedroom with dual aspect windows.



SHOWER ROOM

7'4" x 5'8"

A shower room with shower enclosure, wash basin and w/c.

BALCONY

12'1" x 6'0"

A balcony leads from the sitting room and has a glass balustrade to allow for full views out to sea. A great place to sit and watch the ever changing scenery.

GROUND FLOOR (80 sq m)

The ground floor (80 sq m) is presently made up of the integrated garage, a stock room, 3 storage rooms and a utility. Building control has been sought to convert to living accommodation

STOCK ROOM

17'1" x 10'8"

3 X STORAGE ROOMS

6'0" x 7'6", 7'1" x 10'10", 4'10" x 8'2"

W/C & UTILITY

7'9" x 8'2",

Cloakroom with white wash basin and w/c. The utility has plumbing for washing machine and space for tumble drier.

GARAGE

17'2" x 10'8"

A large garage with access to the house via an internal door.

LOCATION

Sunnyside Beach House is located south of the seaside resort situated just 10 miles north of Dornoch on the NC500 Route. The beach in front of the house boasts a lovely long sandy beach and there are a number of great



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scenic walks around the area including one at the Big Burn with its spectacular waterfalls and the walks along to Little Ferry and through Balblair woods. There is a, magical fairytale building which is Dunrobin Castle. This is one of the grandest houses in the north of Scotland and is situated just north of the village. A few hundred yards along the beach is The golf course There are also many opportunities for loch and sea angling in the area.

WHAT3WORDS ///august.transmits.rally



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	81
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	58	83
Scotland	EU Directive 2002/91/EC	



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Living Wage
Foundation

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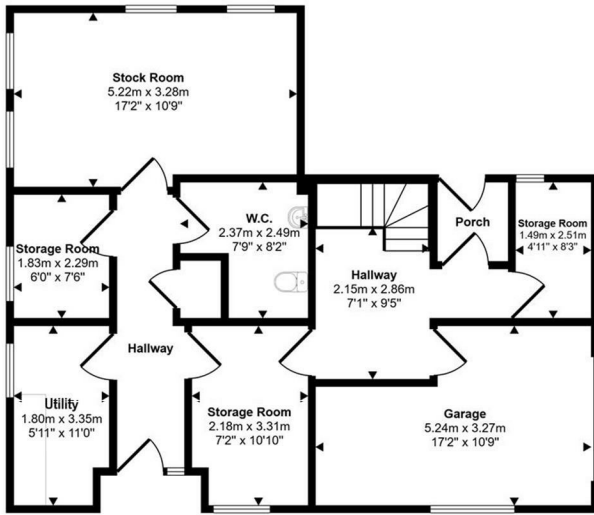
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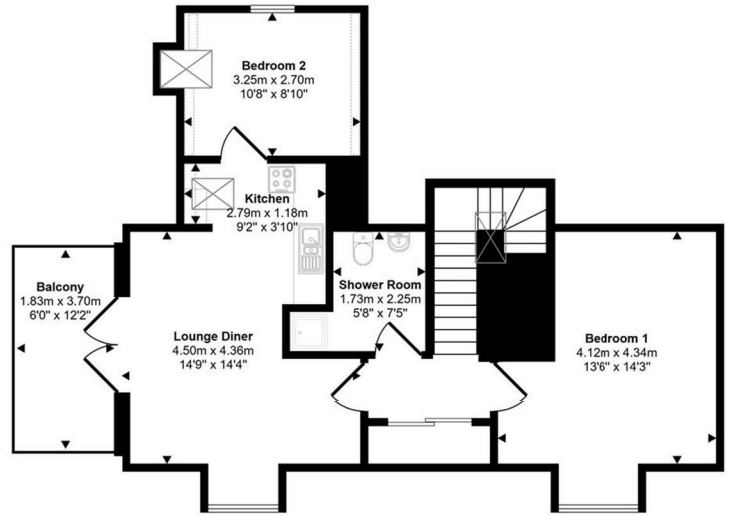
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Approx Gross Internal Area
146 sq m / 1575 sq ft



Ground Floor
Approx 80 sq m / 862 sq ft

Denotes head height below 1.5m



First Floor
Approx 66 sq m / 712 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Council Tax

Highland Council Tax Band E

Tenure

Freehold

Entry

By mutual agreement

Viewing

To arrange a viewing of Sunnyside Beach House, Golspie Links, Golspie, Sutherland KW10 6ST, please contact Monster Moves on 01408 525001 or email sales@monster-moves.co.uk



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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