

38 Rockview Place
Helmsdale, Sutherland, KW8 6LF



Offers Over £95,000

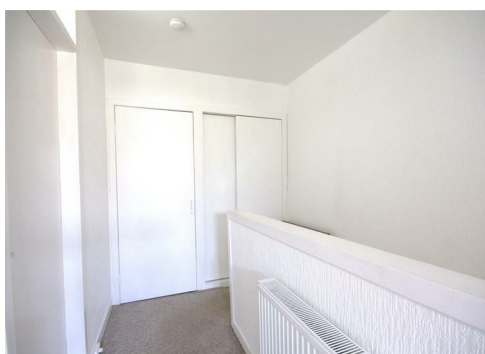


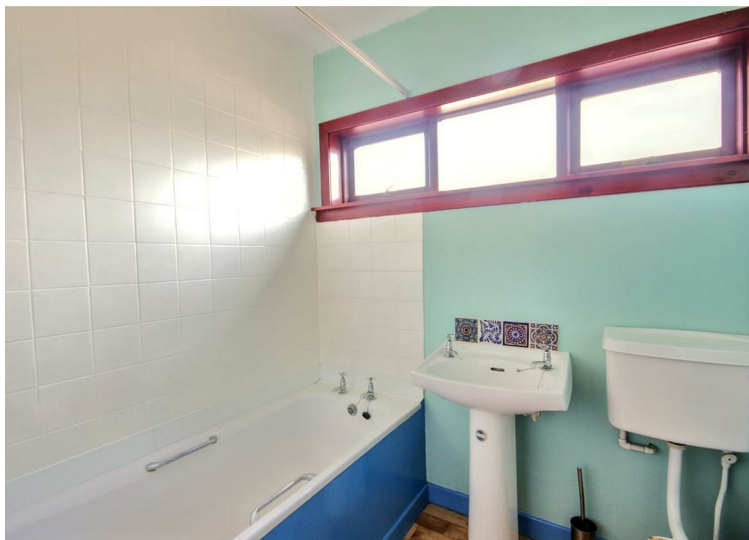
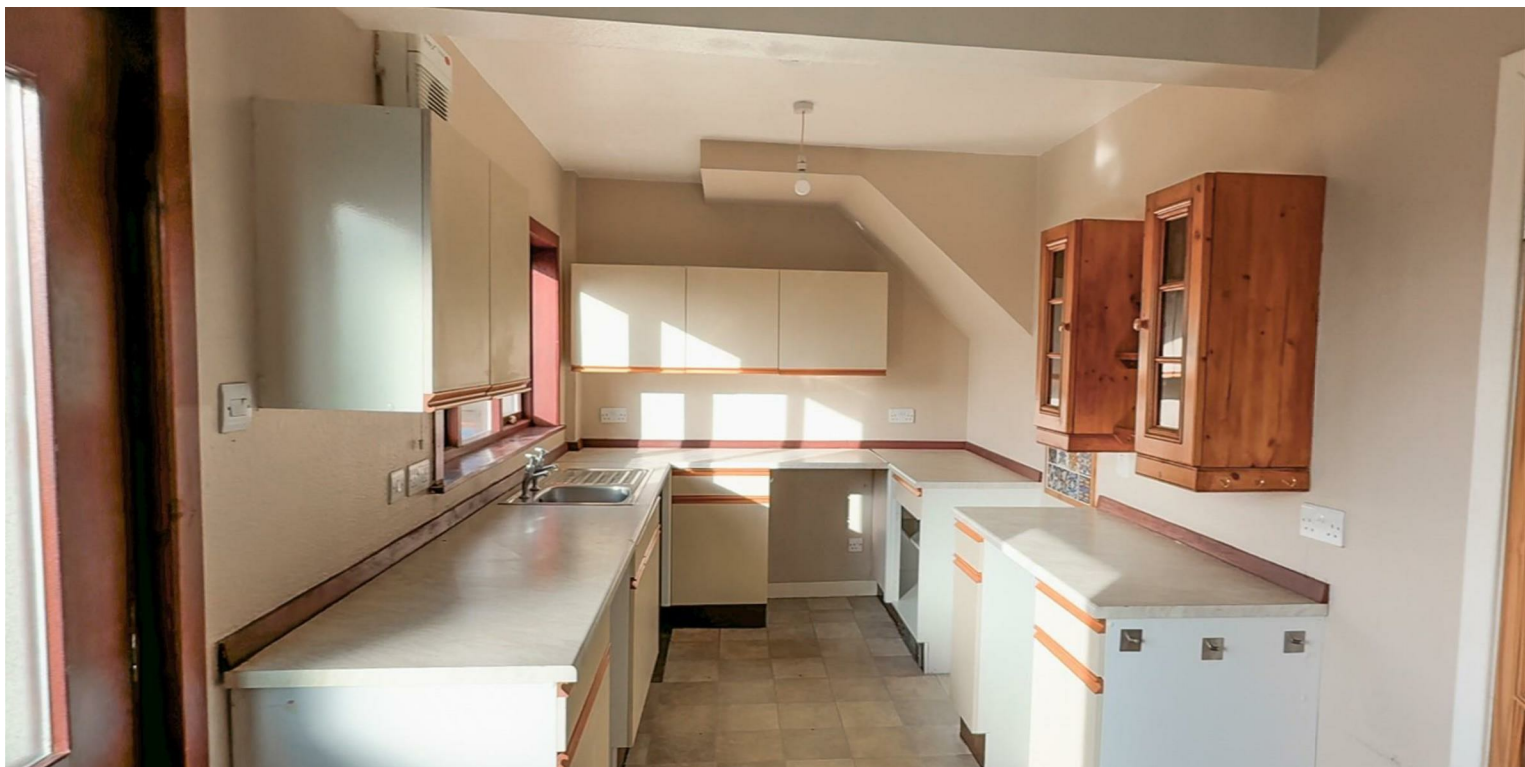
ATTENTION FIRST-TIME BUYERS, DOWNSIZERS AND INVESTORS

Nestled in the charming coastal village of Helmsdale, Sutherland, this delightful 2-bedroom, semi-detached house offers comfort and convenience for small families or couples.

The surrounding area is known for its stunning natural beauty, with picturesque landscapes and a rich cultural heritage, making it an ideal location for outdoor enthusiasts and those who appreciate a tranquil lifestyle within a welcoming village community.

Whether you are looking to settle down or invest in a property with great potential, this semi-detached house in Helmsdale is a fantastic choice. Do not miss the opportunity to view this charming home in this delightful village setting.





- 2 Bedroom Semi-Detached Property
- Coastal Village Location
- Air Source Heat Pump installed 2021
- South Facing Rear Garden
- Sheds to Rear
- Close to Local Amenities



PRS
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG
sales@monster-moves.co.uk
www.monster-moves.co.uk
 Sutherland - 01408 525001
 Inverness - 01463 263063



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PORCH & HALL

6'5" x 5'8"

Entry to the porch with space for storage then into the hall with a storage cupboard, and door to the lounge. Stairs lead to the first floor, bedrooms and family bathroom.

LOUNGE

12'2" x 13'2"

The large lounge has fitted carpet and a free standing log burner in the corner of the room. A glazed door leads to the kitchen/diner.

KITCHEN/DINER

19'5" x 7'7"

A delightful space, windows provide views of the secluded rear garden, and external door provides access to the same. South-facing this room has a light and bright feel to it. There are a number of wall and floor units, stainless steel sink, and ample space for free standing appliances. Benefitting from a modern vertical radiator in the dining area which provides space for a kitchen table and chairs.



FIRST FLOOR

Stairs from the hall to landing and access to the two bedrooms, bathroom and two linen cupboards.

BATHROOM

6'6" x 5'7"

The bathroom has a white three piece suite including a bath, w/c and wash basin, with electric shower over the bath.

BEDROOM 1

12'1" x 9'8"

Overlooking the front of the property, Bedroom 1 is a double bedroom, carpeted, with fitted wardrobe.

BEDROOM 2

12'4" x 8'5"

A double bedroom with fitted wardrobe that overlooks the rear, south-facing garden.

GARDEN

The garden is fenced at both the front and rear of the property. The easily maintained gardens are laid with crushed rock to the front, with a path leading to the rear garden which is enclosed and laid to lawn. There are three wooden sheds and a log store within the rear garden providing useful storage space.

LOCATION

Located in a coastal village on the east coast of Sutherland, Helmsdale is a quaint village with harbour and the well-known river Helmsdale, the perfect location for any keen angler. Local amenities include a convenience shop, doctors, dentist, primary school, churches, cafes and restaurants. Located on the NC500 Route makes easy access to Inverness and the north coast. Public transport is available heading both north and south.

What3Words Location ///feasting.flames.mint



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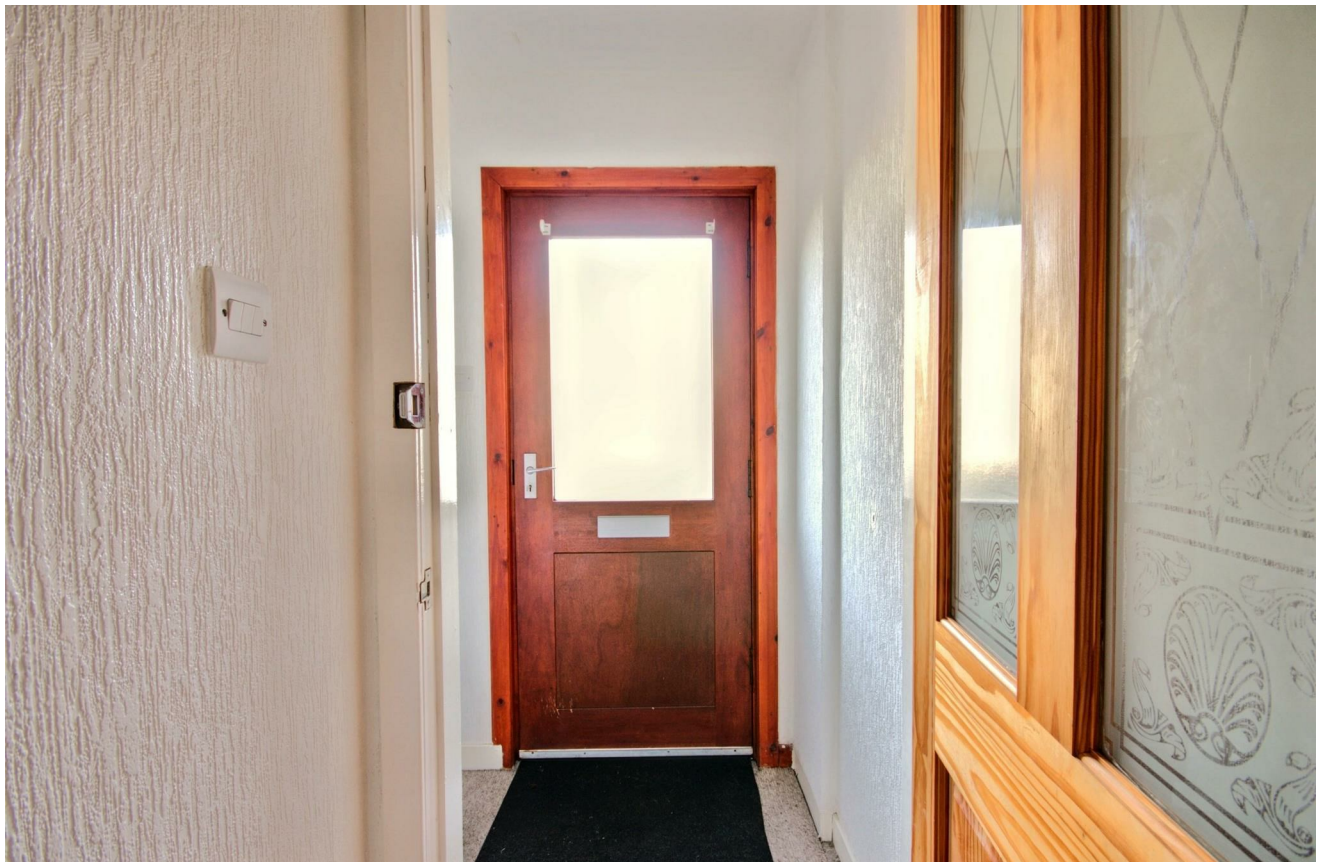


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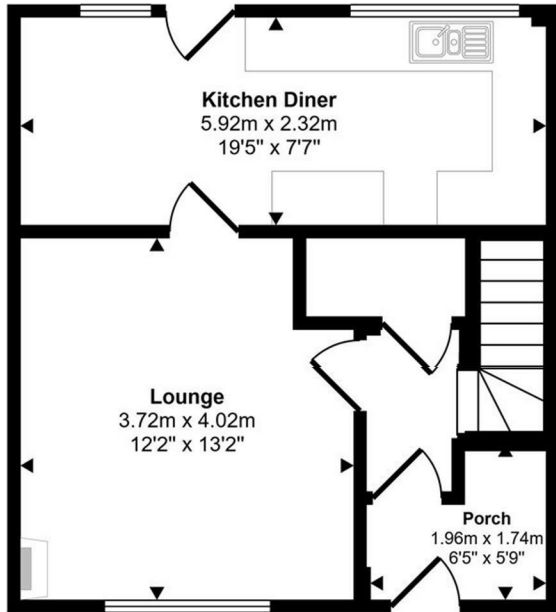
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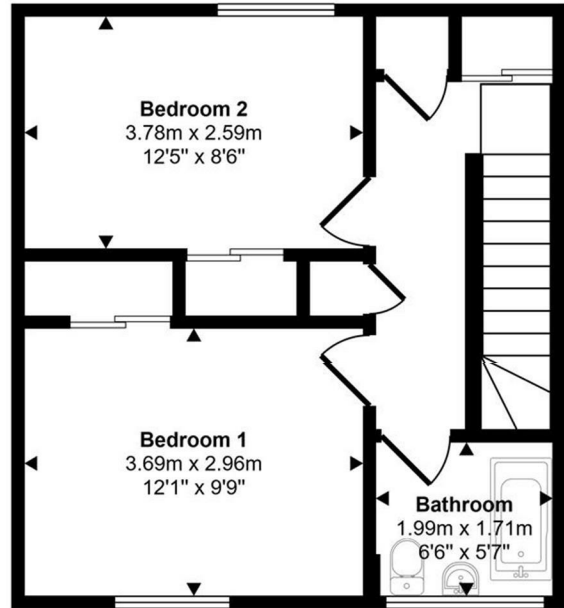
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Approx Gross Internal Area
76 sq m / 822 sq ft



Ground Floor
Approx 38 sq m / 414 sq ft



First Floor
Approx 38 sq m / 408 sq ft

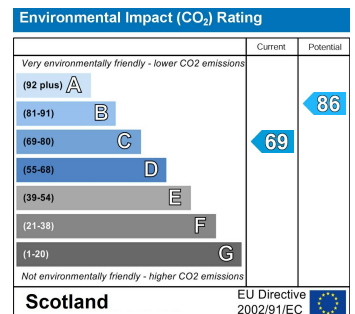
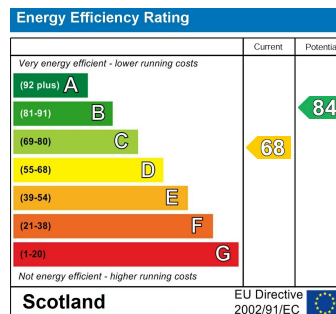
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Council Tax
Highland Council Band A

Tenure
Freehold

Entry
By mutual agreement

Viewing
To arrange a viewing of 38 Rockview Place, Helmsdale, Sutherland KW8 6LF, 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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