

Alba, Main Street,  
Golspie, Sutherland, KW10 6TG

monster  
moves

Offers Over £200,000



Light bright and spacious throughout, Alba makes a fabulous commercial property with offices throughout, but could equally make a wonderfully spacious family home for those looking to redevelop (with appropriate planning consents). The semi-detached building is carpeted and neutrally decorated throughout, with storage and panel electric heaters, uPVC windows and doors, and wooden vulux's, this well-known building is in excellent condition throughout. There is also an enclosed area to the rear of the property, providing off-street parking for several vehicles that could also be converted to a garden.





- Large Office Premises
- Centrally Located for all Amenities
- Well Insulated
- Large Walled Yard to Rear
- Potential for Business



Thistle House, Main Street, Golspie, KW10 6TG

[sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)

[www.monster-moves.co.uk](http://www.monster-moves.co.uk)

Sutherland - 01408 525001

Inverness - 01463 263063



monstermoveshighland



monster\_moves\_estate\_agents

## POTENTIAL

As the property is located in a residential area of the village of Golspie on the NC500 Route there is a possibility of converting to a residence, with the correct planning consents from the Highland Council. The property lends itself to a large home with a rear yard and off street parking. Alba is in close proximity to the local shops, primary & secondary schools, pubs, restaurants and public transport links. 50 yards to the beach and along the road is Golspie Golf Course.



## RECEPTION

13'5" x 8'2"

The front door of the building leads to a welcoming and comfortable reception area, with sufficient space for seating and a sliding reception window. This area leads to the meeting room, office 1 and the hallway in the centre of the property.

## MEETING ROOM

13'5" x 13'5"

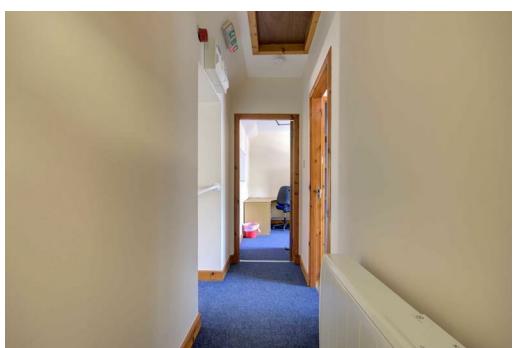
A good-sized room, light and bright, with a window to the front of the property.



## OFFICE 1

13'5" x 12'6"

This large office overlooks the front of the property, and at present provides space for three workstations. There are useful small built-in cupboards for storage.



## CLOAKROOM

5'4" x 7'3"

Accessed from the hallway, the cloakroom has a WC and sink. There is a window with privacy glass to the rear of the property.

## KITCHEN

11'9" x 7'10"

The kitchen has built-in floor units, a stainless steel sink and space for a fridge. There is also fixed shelving on one wall and a large cupboard.



## OFFICE 2

11'9" x 7'10"

Featuring useful shelving on one wall, a fitted cupboard and window overlooking the rear of the property.



Thistle House, Main Street, Golspie, KW10 6TG

[sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)

[www.monster-moves.co.uk](http://www.monster-moves.co.uk)

Sutherland - 01408 525001

Inverness - 01463 263063

[monstermoveshighland](#)

[monster\\_moves\\_estate\\_agents](#)

## HALLWAY

The hallway leads throughout the ground floor, from which all rooms can be accessed except the meeting room. The hallway leads to the rear exit and to stairs to the first floor, which benefit from lots of natural light provided by the overhead velux window.



## FIRST FLOOR

### WC

10'9" x 5'3"

This room has a WC and sink, built in cupboard and window with privacy glass overlooking the rear of the property.

### OFFICE 3

13'5" x 12'1"

A good sized office, with window to the front of the property.

### OFFICE 4

10'5" x 10'9"

A smaller office but still with adequate space for a large workstation. A small window overlooks the front of the property.

### OFFICE 5

13'5" x 13'6"

A large office with window overlooking the front of the property.

### OFFICE 6

7'10" x 13'6"

This office has a very pleasant feel to it due, whilst small it has a velux window that allows light to flood the room, it also makes the most of the space available with useful shelving situated in an alcove.

### OFFICE 7

10'9" x 7'2"

Office 7 is a small office with fitted shelving and a window to the rear of the property.

### PARKING

Off-street parking is located to the rear of the property in a walled yard. There is ample space for several vehicles.

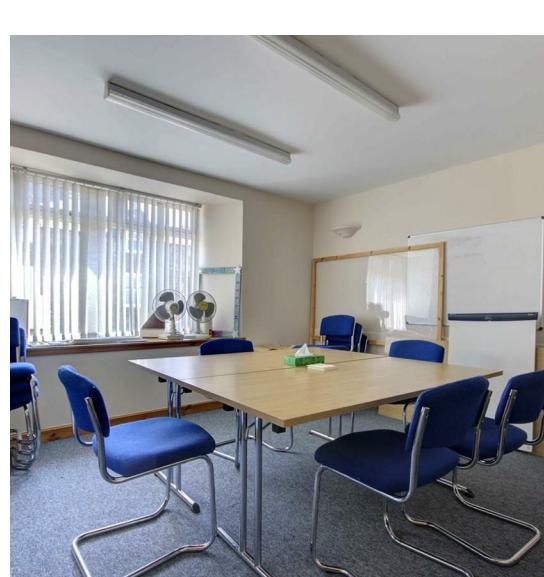
### LOCATION

Located in the heart of the village of Golspie on the Main Street, the property sits approximately 30m from the promenade and sandy beach beach. Close to Golspie Golf Club, and all local amenities. A vibrant and welcoming village, Golspie has a doctors, dentist, primary and secondary schools, independent shops, bars, hotels and restaurants and benefits from the NC500 running directly through the village.

### VIRTUAL TOURS

360 Tour - <https://www.madesnappy.co.uk/tour/1g171gffdb>

Virtual Walkthrough - <https://youtu.be/vaTBcrEeyac>



Thistle House, Main Street, Golspie, KW10 6TG

[sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)

[www.monster-moves.co.uk](http://www.monster-moves.co.uk)

Sutherland - 01408 525001

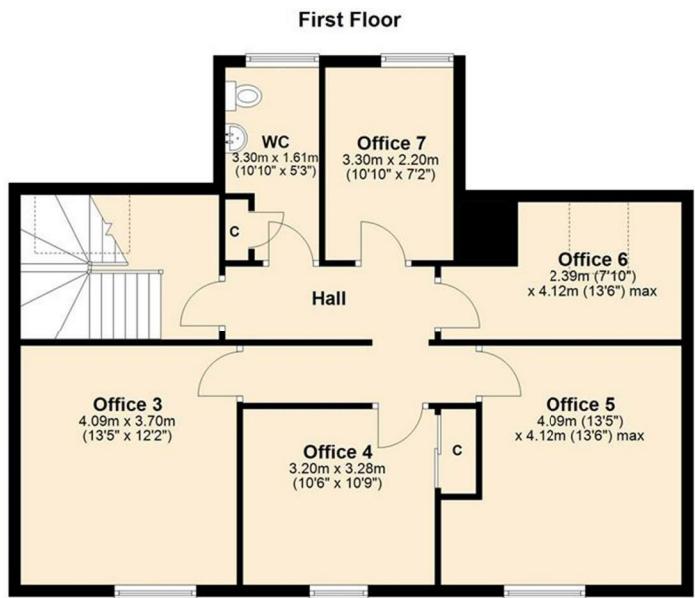
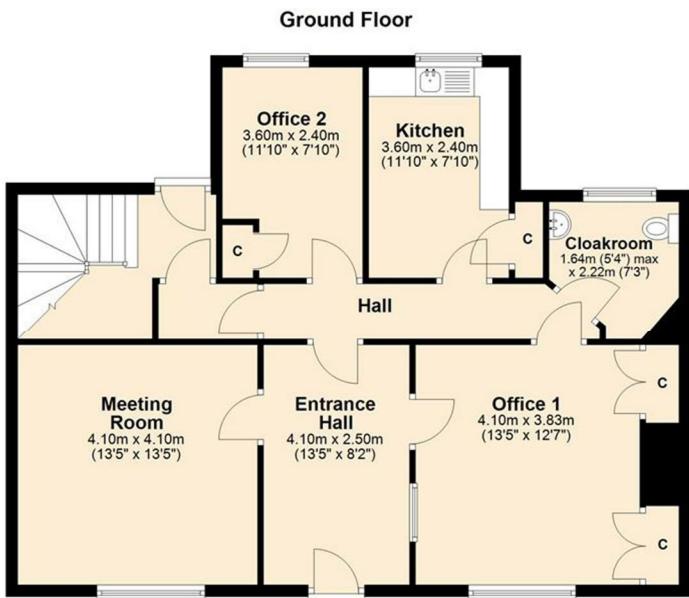
Inverness - 01463 263063



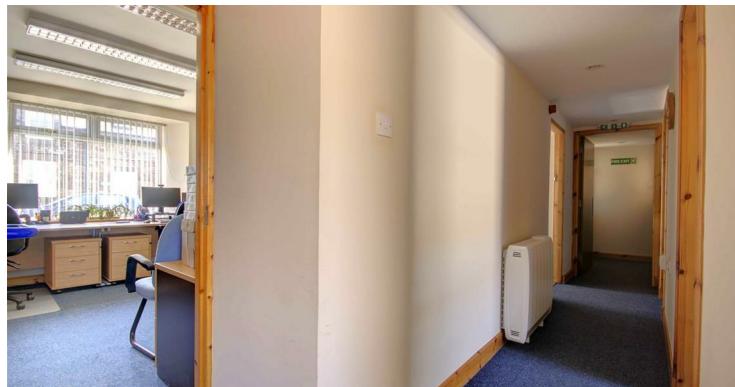
monstermoveshighland



monster\_moves\_estate\_agents



For illustrative purposes only. Produced by Monster Moves Ltd 2024



Thistle House, Main Street, Golspie, KW10 6TG

[sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)

[www.monster-moves.co.uk](http://www.monster-moves.co.uk)

Sutherland - 01408 525001

Inverness - 01463 263063

**PRS**  
Property Redress Scheme

**Living Wage**  
Foundation

[monstermoveshighland](#)

[monster\\_moves\\_estate\\_agents](#)

**rightmove**

**Zoopla**

**onTheMarket.com**

**PrimeLocation.com**

**s1 homes.com**



## Council Tax

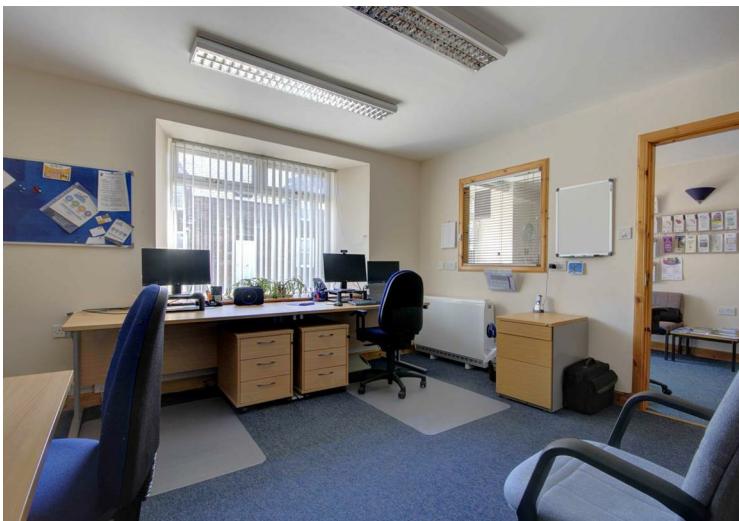
Highland Council Band Exempt due to it presently being used as offices for a charity

Tenure Freehold

Entry By mutual agreement

## Viewing

To arrange a viewing of Alba, Main Street, Golspie, Sutherland KW10 6TG, please contact Monster Moves on 01408 525001 or email [sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)



## Energy Performance Certificate

Scotland

ALBA, MAIN STREET, GOLSPIE KW10 6TG

Date of assessment: 18 April 2024  
Date of certificate: 19 April 2024  
Total conditioned area: 172.46m<sup>2</sup>  
Primary energy indicator: 228 kWh/m<sup>2</sup>/yr

Reference Number: 3810-3534-9102-0394-3002  
Building type: Office/Workshop  
Assessment Software: EPCgen, v6.1.e.0  
Approved Organisation: Elmhurst Energy Systems

### Building Energy Performance Rating

Excellent

Net Zero Carbon or better

(0-15) A

(16-30) B

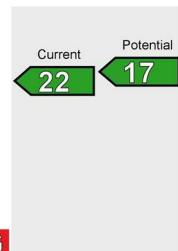
(31-45) C

(46-60) D

(61-80) E

(81-100) F

(100+) G



Very Poor Approximate Energy Use: 148 kWh per m<sup>2</sup> per year  
Approximate Carbon Dioxide Emissions: 21.61 kgCO<sub>2</sub> per m<sup>2</sup> per year

The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The better the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The Recommendations Report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.

### Benchmark

A building of this type built to current building regulations at the date of issue of this certificate would have a building energy performance rating of:

04 A

### Recommendations for the cost-effective improvement of energy performance

1. Add optimum start/stop to the heating system.
2. Some walls have uninsulated cavities - introduce cavity wall insulation.
3. Add weather compensation controls to heating system.

There are additional improvement measures applicable to this building. Refer to the Recommendations Report.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE BUILDING AND NOT BE REMOVED UNLESS REPLACED WITH AN UPDATED CERTIFICATE.

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.



Thistle House, Main Street, Golspie, KW10 6TG

[sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)

[www.monster-moves.co.uk](http://www.monster-moves.co.uk)

Sutherland - 01408 525001

Inverness - 01463 263063

[monstermoveshighland](#)

[monster\\_moves\\_estate\\_agents](#)