

8 Trentham Street  
Helmsdale, Sutherland, KW8 6JD

monster  
moves

Offers Over £170,000



A spacious and well maintained property that could be a great family home or as is presently, a holiday rental located on the NC500 Tourist Route. The property has a good reputation for self-catering and provides an income. All Furniture is negotiable.





- Spacious 3 Bedroom Property
- Central Location
- Enclosed Garden
- Close to Coastline
- Located on NC 500 Tourist Route



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



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## HALL & STAIRS

Entry from the main street is into the hall that has access to the kitchen, dining room and utility on the ground floor along with a storage cupboard.

## LOUNGE/DINER

11'2" x 15'10"

This room is presently used as a dining room/lounge and has table and seating for up to 6 people comfortably. A multi-fuel burner sits on top a slate hearth. Continual vinyl flooring through and into the kitchen.



## KITCHEN & PORCH

12'3" x 8'4"

Located at the rear of the property and overlooks the garden, the kitchen has base and wall units with integrated hob and oven. Undercounter space for dishwasher, washing machine and fridge. From the kitchen is an exit to the garden through a rear porch.

## UTILITY

4'2" x 11'3"

The utility is accessed from the hall and also has an external door to the rear porch and into the garden. Plumbing for washing machine.



## FIRST FLOOR

First floor has 3 bedrooms, lounge, bathroom, shower room and storage room. Fitted carpet and neutrally decorated throughout

## LOUNGE

16'6" x 11'9"

On the first floor this spacious lounge with fitted cream carpet, neutrally decorated and with an electric log burner effect. Two steps up to the corridor that has storage space along one side and access to bedroom two and three



## BEDROOM 1

16'4" x 12'5"

A large bedroom with coomed ceiling and a storage cupboard.



## BEDROOM 2

13'3" x 10'8"

A double bedroom with fitted carpet.

## BEDROOM 3

14'6" x 7'4"

A bedroom large enough for twin beds. Has fitted carpet.



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### BATHROOM

8'7" x 6'0"

A white three piece suite comprising bath, w/c and wash basin in a vanity unit.

### SHOWER ROOM

8'2" x 5'11"

A room with a shower enclosure and chrome towel rail.

### STORE ROOM

17'0" x 3'7"

A useful long storage area.

### GARDEN

An enclosed garden with stone wall, mainly laid to lawn with areas laid with chippings. Outdoor electric sockets and water tap.

### LOCATION

Located in the seaside village of Helmsdale on the east coast of Sutherland which has the NC500 Tourist Route through the village. Helmsdale has local amenities :- primary school, local shops, bus and train links, doctors, dentist and restaurants. with access to many outdoor pursuits in this Highland Location.

What3words ///infringe.minerals.startles

### ADDITIONAL INFORMATION

Presently set up as a holiday let therefore exempt from Council Tax . If change to a residence then tax band will be set by Council  
All furniture negotiable by separate agreement.



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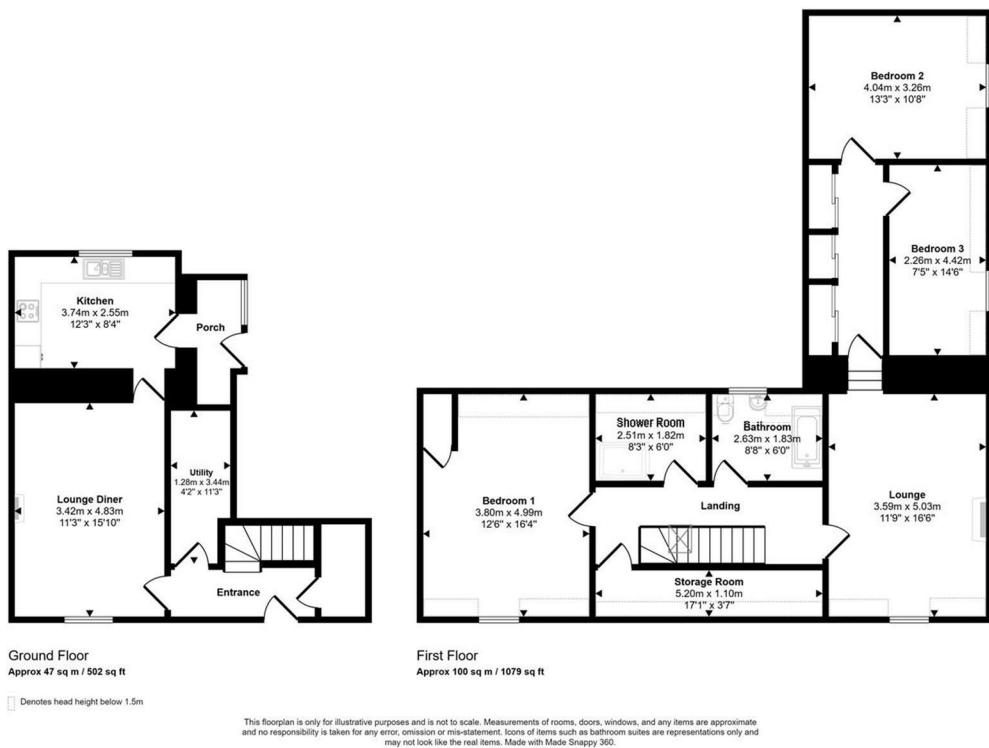
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		

## Council Tax

Highland Council Tax Band Exempt

Tenure  
Freehold

Entry  
By mutual agreement

## Viewing

To arrange a viewing of 8 Trentham Street, Helmsdale, Sutherland KW8 6JD, please contact Monster Moves on 01408 525001 or email [sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)



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