

#### **Services**

Mains water, electricity and drainage.

#### **Extras**

All fitted floor coverings, carpets, blinds and curtains.

#### Heating

Air source central heating.

#### **Glazing**

Double glazed windows throughout.

### **Council Tax Band**

#### **Viewing**

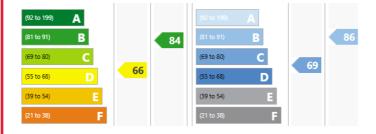
Strictly by appointment via Munro & Noble Property Shop Telephone 01862 892 555.

# **Entry**

By mutual agreement.

#### **Home Report**

Home Report Valuation - £100,000 A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 IAE Telephone 01862 892555.' OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 IAE.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.







# **38 Rockview Place** Helmsdale, Sutherland **KW8 6LF**

A semi-detached two bedroomed house situated in the popular village of Helmsdale. Ideal property for first time

# OFFERS OVER £100,000

The Property Shop, 22 High Street, Tain

property@munronoble.com

**J** 01862 892 555

# **Property Overview**









Semi-Detached 2 Bedrooms | Reception House

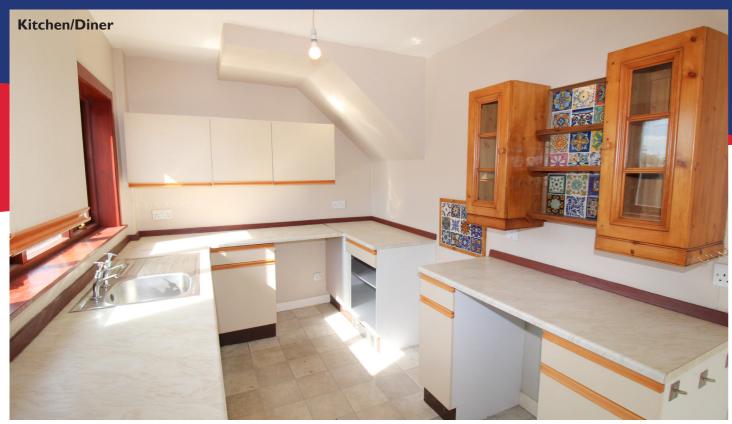
I Bathroom











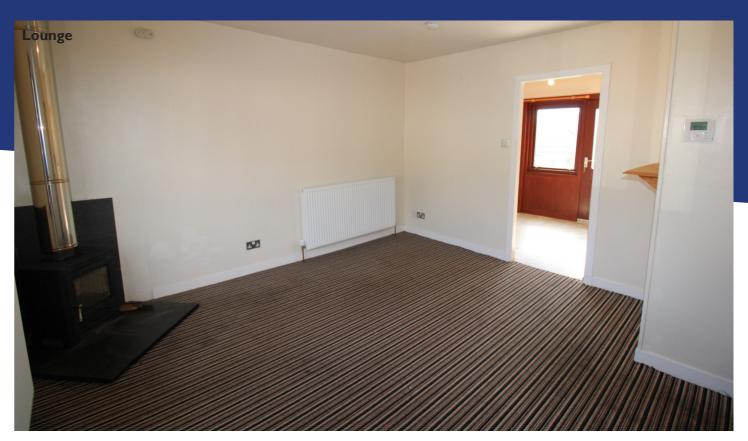
## **Property Description**

This two bedroom, semi-detached house is nestled in the popular village of Helmsdale, within walking distance to local amenities. The accommodation comprises, lounge, kitchen/diner, two bedrooms and bathroom. Benefiting from air source central heating and double glazing throughout. Entering the property into the front vestibule following through into the bright lounge with multi-fuel stove. Continuing into the kitchen/diner with wooden wall and base mounted units, stainless steel sink and drainer, space for washing machine and cooker. Access to the rear garden is from the kitchen/diner. On the first floor the two double bedrooms have neutral décor and carpeting with storage cupboards. The bathroom comprises a white ceramic suite with electric shower and tiled bath and shower area. Externally the south facing rear garden is mainly laid to grass with wooden storage sheds.

Helmsdale is situated on the shores of the Moray Firth in the Highlands of Scotland, approximately 75 miles north of Inverness on the A9 trunk road. The village has a bustling community with shops, cafes, restaurant and takeaway. Helmsdale primary school, health centre, mobile bank, post office counter, railway station and the award-winning Timespan Visitor Centre. Rail and bus services stop in the village, terminating in Wick/ Thurso in the north and Inverness in the south. The local economy is largely based on tourism, fishing, salmon and trout angling, deer stalking and grouse shooting. Other outdoor pursuits in the area include panning for gold and golf.







## **Rooms & Dimensions**

Front Entrance Vestibule Approx. 1.96m x 1.74m

Lounge *Approx.* 4.02m x 3.72m

Kitchen/Diner Approx. 5.92m x 2.32m

Bathroom Approx. 2.00m x 1.71m

Bedroom One Approx. 3.69m x 2.96m

Bedroom Two Approx. 3.78m x 2.59m

