





McEwan Fraser Legal

Solicitors & Estate Agents

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7 Rockview Place

HELMSDALE, HIGHLANDS, KW8 6LF



Helmsdale, Highlands







Looking North along the Coast | The Emigrants Clearances Memorial | River Spring | Swing Park | Harbour Cottages

This attractive property is located in a popular residential area of Helmsdale, which is situated at the mouth of the river that gives the village its name. The River Helmsdale is famed worldwide for its superb sport fishing with villagers being entitled to fish the river for £35 per year. The village dates from the time of the Highland clearances and was originally built as a fishing port to provide work for the inhabitants of the local straths and glens who suffered hardship at that time. Over the years it has developed into a very cosmopolitan settlement offering facilities far beyond its size. Pubs and restaurants jostle with a variety of other shops to provide most of life's necessities in a convenient hub with the village also having its own railway station on the far north line between Inverness and Wick.

There is a thriving community partnership which is constantly looking at ways to improve local amenities. A scenic nine hole golf course is located at the village with better known eighteen hole courses such as the world famous Royal Dornoch links within easy driving distance by car.

The village has benefited from recent road improvements on the A9 trunk road making the journey to Inverness approximately an hour and a half. Inverness, the capital of The Highlands, provides all the attractions and facilities one would expect to find in a thriving city environment. Acknowledged to be one of the fastest growing cities in Europe, Inverness provides a range of retail parks along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.

The Scottish Highlands, without doubt, provide fabulous opportunities for outdoor activities with the ruggedness of the north-west Highlands, often referred to as the last great wilderness in Europe, boasting some of the most beautiful beaches and mountains in Scotland.



Dining/Family Room & Kitchen



Part Exchange available. McEwan Fraser Legal are delighted to offer a very unique opportunity to purchase this beautifully presented three bedroom end-terraced villa, fully modernised and remodelled in the last year by the current owners to create an amazing, contemporary living environment within the pretty village of Helmsdale.

The accommodation is on two levels and opens to a spacious open-plan family room/dining/kitchen. This lovely room is, like the rest of the property, finished to a very high standard with ash flooring, pine tongue and grove walls and ceiling and exquisite Italian marble work surfaces. A warm and cosy sitting room with a multi-fuel stove on a Caithness slab, is also located on the ground floor along with a bright and cheerful study/bedroom. The elegantly finished bathroom has a drench shower over the bath and Bosch quality sanitary ware. The upper floor contains two attractively decorated and generous bedrooms both with fitted wardrobes. The property benefits from new electrical wiring throughout, double glazing and a newly installed oil-fired central heating.

The front garden has been laid mainly to chips and allows parking for a number of vehicles. The private rear garden is laid mainly to paving allowing a large area for outdoor living with a substantial storage shed included in the sale.

This property is only a short walk from the village shops and would make a lovely family or holiday home.











Beds & Bath















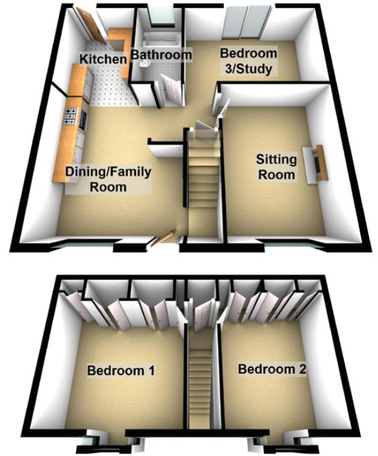








Floor Plan, Dimensions & Map



Approximate Dimensions
(Taken from the widest point)

Sitting Room	4.40m (14'5") x 3.30m (10'10")
Kitchen	2.80m (9'2") x 2.30m (7'7")
Dining/Family Room	4.30m (14'1") x 4.00m (13'1")
Bedroom 1	4.00m (13'1") x 3.80m (12'6")
Bedroom 2	4.71m (15'5") x 3.30m (10'10")
Bedroom 3/Study	4.40m (14'5") x 2.80m (9'2")
Bathroom	2.60m (8'6") x 1.50m (4'11")

Gross internal floor area (m^2) - 99 m^2

EPC Rating - E

Extras
(Included in the sale)

Fitted floor coverings, fridge freezer and blinds.



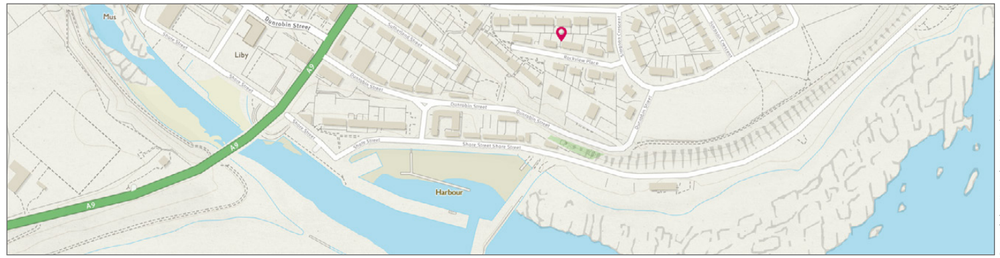


Image credit: https://www.ordnancesurvey.co.uk/os-maps/







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Part Exchange Available

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GOLD
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THE SUNDAY TIMES
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