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Helmsdale is situated at the mouth of the River Helmsdale which is famed worldwide for its superb fishing. Inhabitants of Helmsdale are entitled to fish the river for £35 per year. Originally built as a fishing port to provide work for the inhabitants of the local straths and glens who suffered hardship after the Highland clearances, it has developed into a 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 & Wick. There is also a nine-hole golf course in the village with better known 18 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 road 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, the city 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

HELMSDALE
HIGHLAND
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WONDERFUL INVESTMENT OPPORTUNITY FOR
SUBSTANTIAL TRADITIONAL VILLA

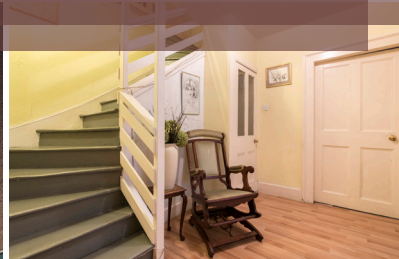
IN DELIGHTFUL SUTHERLAND FISHING VILLAGE

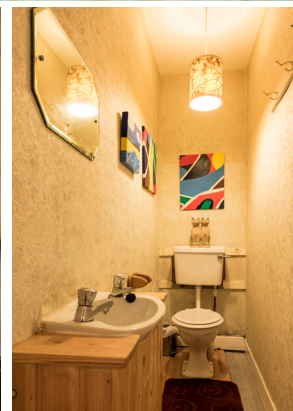


McEwan Fraser Legal
is delighted to offer an amazing investment opportunity to purchase this early Edwardian four bedroom semi-detached villa constructed over three levels and situated near the centre of the attractive fishing village of Helmsdale. The accommodation comprises: lounge, open-plan kitchen and dining room, four bedrooms, utility room, rear porch, WC and family

bathroom. The property has been the subject of some upgrading in recent years with the provision of a multi-fuel stove in the lounge and installation of modern double glazing and doors. In addition a new LPG range cooker has been installed in the kitchen. There does however remain additional work required to bring the property up to contemporary living standards. The property also benefits from the

provision of oil-fired central heating. The enclosed South facing rear walled garden is laid mainly to paving and offset with flower beds. The cavernous garage/workshop area has recently been re-roofed and would be ideal for a small business. This is a rare chance to add value to a substantial property and would make a wonderful family or holiday home for the right person.





...IN ADDITION A NEW LPG RANGE COOKER HAS BEEN INSTALLED IN THE KITCHEN...

SPECIFICATIONS & PROPERTY LOCATION

APPROXIMATE DIMENSIONS
(Taken from the widest point)

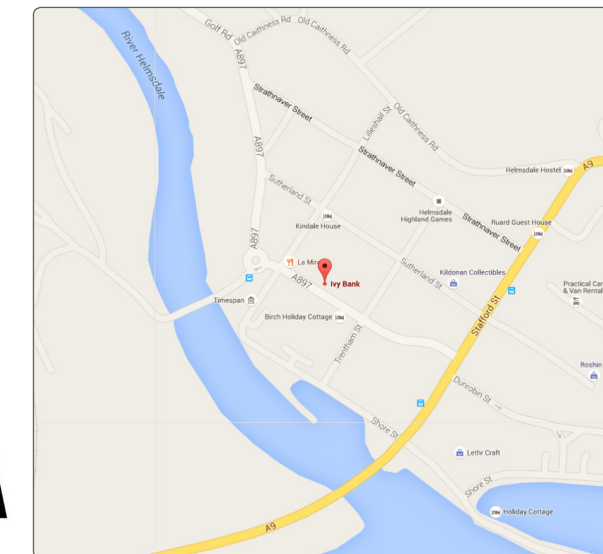
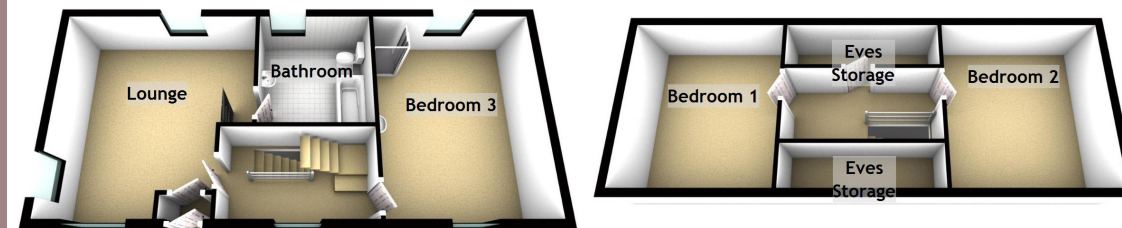
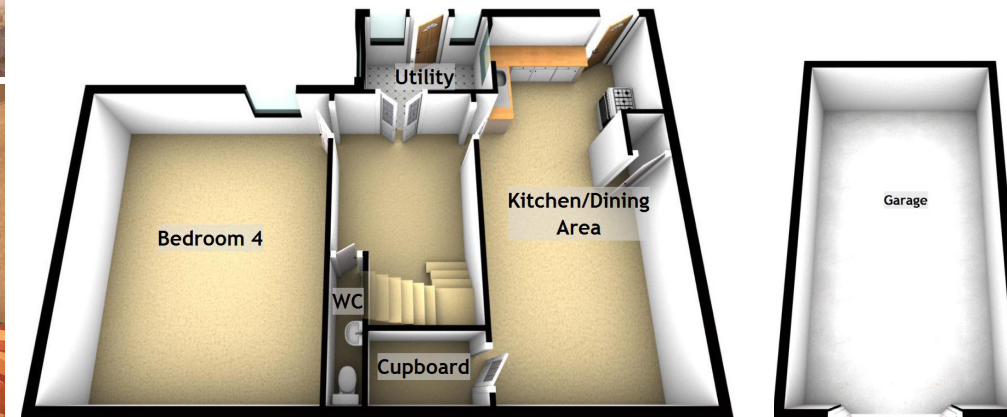
Kitchen/Dining Area	7.60m (24'11") x 3.60m (11'10")
Utility	3.10m (10'2") x 1.84m (6'1")
Lounge	4.80m (15'9") x 4.50m (14'9")
Bedroom 1	4.00m (13'1") x 3.60m (11'10")
Bedroom 2	4.00m (13'1") x 3.80m (12'6")
Bedroom 3	4.80m (15'9") x 3.70m (12'2")
Bedroom 4	4.60m (15'1") x 4.20m (13'9")
Bathroom	2.43m (8') x 2.20m (7'3")
WC	2.50m (8'2") x 0.58m (1'11")
Garage	10.90m (35'9") x 4.23m (13'11")

GROSS INTERNAL FLOOR AREA (m²) - 162 m²

EPC RATING - E

EXTRAS
(Included in the sale)

LPG range cooker.






Solicitors & Estate Agents

Part
Exchange
Available



Text and description
THOMAS KISSOCK
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
EAMONN MULLANE
Designer

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