

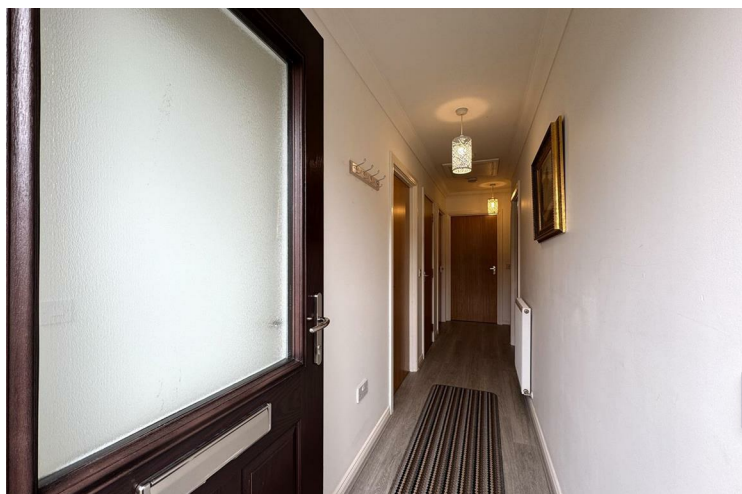


Innes & Mackay

Hen Run Cottage, Lindsay Street, Golspie, KW10 6AB

- SEMI-DETACHED BUNGALOW
- LOCATED IN THE POPULAR VILLAGE OF GOLSPIE
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
- MODERN SHOWER ROOM
- KITCHEN/DINER
- OFF-STREET DRIVEWAY PARKING

**OFFERS OVER
£160,000**



PROPERTY DESCRIPTION

This well-presented detached bungalow is situated in the desirable village of Golspie, within walking distance of the popular beach and to all the local amenities.

Accommodation comprises spacious lounge, kitchen with space for dining furniture, two double bedrooms and modern shower room. Benefitting from off-street driveway parking, oil central heating and double glazing throughout, this home would be ideal for the first time buyer or those looking to acquire a property all on one level.

LOCATION

Golspie is a small coastal village, located on the East coast of Sutherland. It offers an extensive range of facilities including primary and secondary schools, swimming pool and gym, hospital, community centre and first-class golf course. There are a range of shops along the Main Street and Golspie beach is only a short walk away. There are good road and rail links to the north and south and Inverness is approximately 53 miles away, providing additional facilities including shopping centres, excellent recreational facilities and a wide selection of restaurants and hotels. Inverness Airport is approximately 8 miles from the city centre, offering both UK and international flights

GARDEN

The front garden, enclosed by timber fencing, has an area of gravel with a tarmac driveway to the front and

alongside the property. Paved steps and hand rail lead to the front door and to the side there is a wooden shed providing additional storage. The rear garden is laid with gravel chips for ease of maintenance. Ramp leads from the back door to the patio area to the side, allowing space for garden furniture.

ENTRANCE HALL

Part glazed door opens into the hallway, providing access to the lounge, kitchen, two bedrooms and shower room. There is a cupboard housing the electrics and hot water tank and hatch provides access to the (floored/partially floored?) loft space. The property is laid with laminate flooring throughout.

LOUNGE

4.41 x 3.67 (14'5" x 12'0")

The lounge is a bright and airy room, courtesy of the window to the front elevation.

KITCHEN

3.87 x 3.10 (12'8" x 10'2")

The kitchen is fitted with a range of wall mounted and floor based units with worktop, ceramic hob with extractor hood over and electric oven under and stainless steel sink with drainer to the side located below the window to the rear. There is also space for dining furniture. Door leads to the rear garden.



BEDROOM 1

3.92 x 2.85 (12'10" x 9'4")

Bedroom one, located to the rear elevation, is a double room with integral fitted wardrobes with sliding doors.

BEDROOM 2

3.03 x 2.86 (9'11" x 9'4")

The second bedroom is a double room with window to the front elevation. Integral fitted wardrobes provide storage.

SHOWER ROOM

2.72 x 1.63 (8'11" x 5'4")

The shower room is furnished with a WC, wash hand basin with fitted storage below and medicine cabinet above and walk in shower cubicle housing mains shower. Extractor fan and window to the rear complete this room.

HEATING

Oil central heating.

GLAZING

Double glazed.

PARKING

Off-street driveway parking.

COUNCIL TAX BAND - C

EPC BAND - C

SERVICES

Mains water, drainage, electricity and TV points.

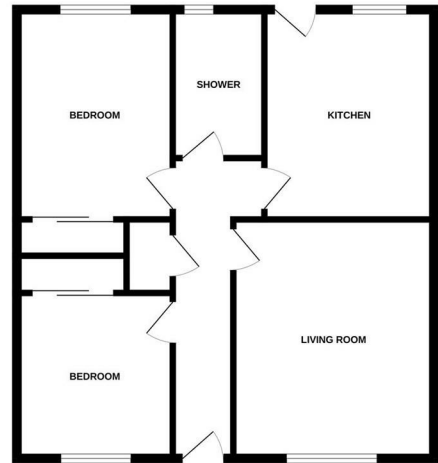
EXTRAS INCLUDED

All fitted floor coverings, light fixtures, blinds and white goods. Furniture can be sold under separate negotiation.

VIEWING ARRANGEMENTS

Viewing is through Innes and Mackay property department (01463) 251200.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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