



solicitors • estate agents

Young Robertson & Co.



**29 TRAIL STREET
THURSO KW14 8EG**
tel: 01847 896177
fax: 01847 896358
property@youngrob.co.uk
youngrob.co.uk

**21 BRIDGE STREET
WICK KW1 4AJ**
tel: 01955 605151
fax: 01955 602200
wick@youngrob.co.uk
youngrob.co.uk

caithnessproperty.co.uk 

ALTONSYDE, OLD CAITHNESS ROAD, HELMSDALE

Attractive detached two bedroom bungalow with rear extension, located in a sought after residential area within the village and close to local amenities. South facing, the property has been utilised as a successful holiday home and benefits from UPVC double glazing. There are dual central heating systems, one is oil fired and the heating and water can also be run off the multi-fuel stove. With high ceilings and partial original wood lining to some ceilings the lounge diner has double aspect windows and a cosy wood burning stove. A modern fitted kitchen/breakfast room and bathroom with four piece suite can be found to the rear of the property. There are two double bedrooms, one of which has an original fitted fireplace (currently not in use). A gated stone chipped driveway offers off road parking and the garden ground with timber shed is laid mainly to grass with bordered areas of mature shrubs, plants and hedging.

OFFERS OVER £105,000

Entrance Vestibule **1.49m X 0.66m 4'11" X 2'02"**

UPVC double doors. Wood lined walls and ceiling. Carpet. 15 glass panel door to hallway.

Hallway

Carpeted hallway with hatch access to floored attic. Wood lined walls and ceiling with fitted overhead shelving. Radiator.

Lounge/Diner **6.12m x 3.50m 20'01" x 11'06"**

Double aspect windows. Wood burning stove with Caithness stone hearth, brick surround and wooden mantelpiece. Carpet. TV and telephone point. Wood lined ceiling. Two radiators.



Bedroom 1 **3.50m x 3.20m 11'06" x 10'06"**

Carpeted room with wood lined ceiling. Fireplace (not currently in use) with tiled surround and wooden mantelpiece. Window to front. Radiator. Pair of wardrobes. Corner drawer unit.

Bedroom 2 **3.45m x 2.69m 11'04" x 8'10"**

Carpeted room with wood lined ceiling. Window to side. Radiator.

Rear Lobby

T shaped hallway with oak flooring. Partially glazed UPVC door to garden. Electrics and coat hooks to wall. Built in shelving.

Kitchen **3.38m x 2.83m 11'01" x 9'03"**

Modern fitted country style kitchen with various eye and base level units with solid wood worktops. Ceramic double Belfast sink with mixer tap. Fitted single oven at eye level. Four ring gas hob with extractor above and splash back tiling. Services for tumble dryer. Fridge freezer, washing machine and dishwasher. Window to rear. Oak flooring. Radiator.



Bathroom **1.87m x 1.77m 6'02" x 5'10"**

WC. Bath. WHB with mirror and lighting above. Walk in shower enclosure with Topaz electric shower. Hand rail. Panel heater. Tile effect wet wall panelling to all walls. Window to rear.

Garden

The property is surrounded by enclosed garden grounds which are mainly laid to grass with mature plants, shrubs and hedging. Incorporating a drying area and timber shed with stone chipped gated drive offering off road parking to the side of the property.

General Information

The carpets, curtains and blinds as fitted are included in the sale. Home Report available from wick@youngrob.co.uk.

Council Tax

The subjects are in band B. The Council Tax Band may be re-assessed by the Highland Council Board when the property is sold. This may result in the Band being altered.

EPC Rating

E

Postcode

KW8 6JW

Entry

By arrangement.

Viewing

By arrangement with our Wick Office.

Price

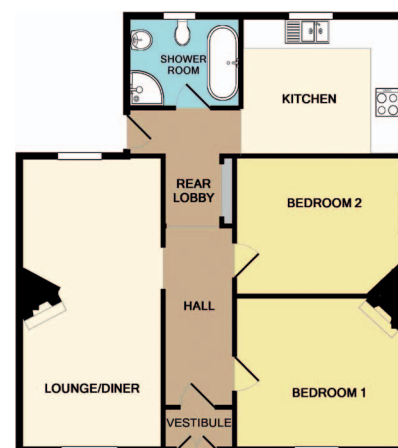
Offers over £105,000 should be submitted to our Wick Office.

Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.

Location

Helmsdale is located approx. 70 miles north of the Highland Capital of Inverness. Local services are available in the village and include a bank, shops, post office, hotel, library and a community centre. There is also primary and secondary schooling. A more comprehensive range of shops and services and be found in nearby Golspie.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers should verify the particulars on their visit to the property and note that the information given does not obviate the need for a full survey and all appropriate enquiries.