



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD



**78 Tower Street, Golspie, Sutherland, KW10 6SB**

This three bedroom family home is quietly located on a cul-de-sac in the popular Village of Golspie. The property would be ideal for a variety of buyers. The A9 passes through Golspie which is ideal for travelling North or South on the North Coast 500 scenic drive around the North Highlands. Golspie has a variety of amenities which are all within walking distance of this property. Amenities include playgroup, nursery, primary and secondary school, swimming pool, gym, convenience stores, take aways, doctors surgery and dentist, hairdressers, cafes and a golf course.

The Highland Capital, Inverness, is approx. 1 hour drive south where all major transport links can be found. Inverness airport has regular links to several British airports including Heathrow and Gatwick.

The ground floor of the property comprises entrance hall, lounge/diner, kitchen, downstairs toilet and first floor has three bedrooms and family bathroom.

EPC—Band D

**OFFERS OVER £125,000**

- **3 bedroom semi detached house**
- **Kitchen**
- **Lounge/diner**
- **Downstairs shower room**
- **Family bathroom**
- **Off street parking**
- **Electric storage heating**
- **Enclosed garden to rear**
- **Double glazing**
- **Council tax band C**



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## 78 TOWER STREET, GOLSPIE, KW10 6SB

### **HALL**

Front door leading to hallway. This provides access to all ground floor rooms and is open to the staircase.

### **LOUNGE/DINER**

**20'2" x 11'5" (6.15m x 3.49) approx.**

Windows to front of the property and patio doors to the rear. Carpet. Storage heater.

### **KITCHEN**

**13'5" x 7'9" (4.09 x 2.37m) approx.**

Window to rear of the property. Fully fitted kitchen with mixture of base and wall units. Integrated dishwasher, fridge/freezer, oven and hob. Stainless steel sink with drainer. The kitchen also gives access to side access.

### **DOWNSTAIRS TOILET**

**5'10" x 5'2" (1.78 x 1.58m) approx.**

WC. Wash hand basin. Shower cubicle with mixer shower. Storage heater. Vinyl flooring. Window to gable.

### ***Stairs leading to landing***

### **LANDING**

Carpet on stairs and landing. Loft access hatch.

### **BATHROOM**

Window to front of property. WC. Wash hand basin. Bath with overbath mixer shower. Wet wall panels around bath. Vinyl flooring. Storage heater.

### **BEDROOM 1**

**12'5 x 8'7" (3.80 x 2.63m) approx.**

Double bedroom with windows to front of property. Fitted double wardrobe. Carpet. Panel heater.

### **BEDROOM 2**

**12'5" x 11'3" (3.80m x 3.44m) approx.**

Double bedroom with windows to rear of property. Fitted double wardrobe. Carpet. Panel heater.

### **BEDROOM 3**

**9'1" x 7'9" (2.78 x 2.37m) approx.**

Double bedroom with windows to rear of property. Built in cupboard. Carpet. Panel heater.

### **OUTSIDE**

There is off street parking to the front of the property and gravel. The back garden enclosed and is low maintenance with stone chips and a decking area.

### **PRICE**

OFFERS OVER £125,000

### **ENTRY**

Any entry date will be considered

### **COUNCIL TAX**

Currently a band C

### **VIEWING**

By arrangement with the selling agents only.

### **OFFERS**

All offers must be submitted in writing in the normal Scottish form to the sole selling agents:- **HANNAH HOMES:-**

16a High Street, Alness,

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Telephone:- 01349 884411

E-mail:- [mail@hannah-homes.co.uk](mailto:mail@hannah-homes.co.uk)

Website:- [www.hannah-homes.co.uk](http://www.hannah-homes.co.uk)

Our properties also feature on [www.zoopla.co.uk](http://www.zoopla.co.uk), [www.primelocation.com](http://www.primelocation.com), [www.boomin.com](http://www.boomin.com), [www.s1homes.com](http://www.s1homes.com) & facebook.

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