

34 Simpson Crescent  
Helmsdale, Sutherland, KW8 6LE

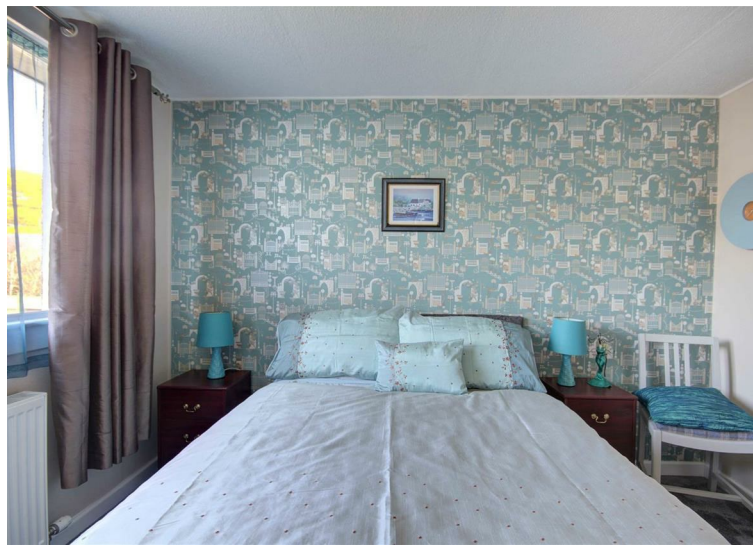


Offers Over £120,000

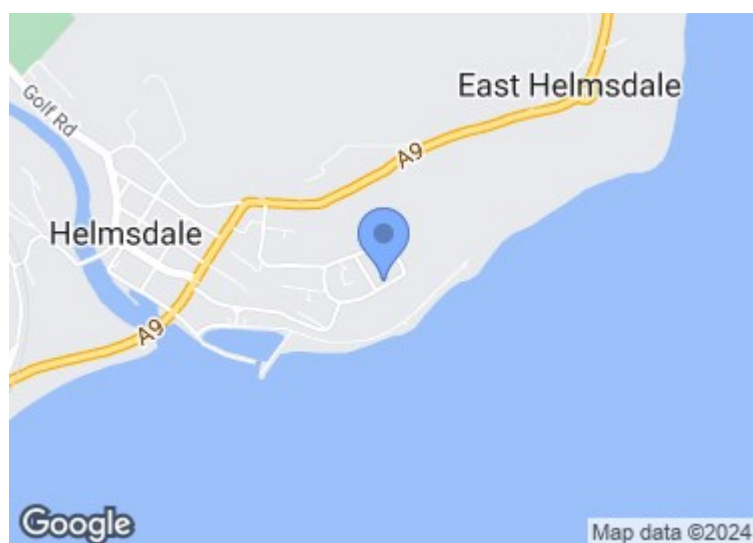


A well maintained and beautifully presented 3 bedroom semi detached property in the village of Helmsdale with stunning view out to sea. 34 Simpson Crescent is on the edge of the village with local amenities nearby. Public transport to both north and south and on the NC500 Route. Furniture and items can be purchased separately and could be just a walk in purchase.





- 3 Bedroom Semi Detached Property
- Panoramic Sea Views
- Excellent Condition
- Large South Facing Garden
- Furniture By Negotiation





 Thistle House, Main Street, Golspie, KW10 6TG  
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## HALL

9'2" x 5'10"

The hall from the front door has a double storage cupboards, the shower room, access to the open plan sitting/dining room and stairs to the 3 bedrooms

## SITTING/DINING ROOM

20'11" x 19'0" x 11'5"

An L shaped room with windows on three walls allowing for lots of natural light

## KITCHEN

8'10" x 9'10"

The kitchen is accessed from the dining area and has a recently fitted cream kitchen with integrated hob, oven, hood, washing machine and fridge freezer. Feature splashbacks and vinyl flooring.

## SHOWER ROOM

5'2" x 9'2"

A modern shower room with white w/c, wash basin and large shower enclosure with electric shower. Radiator and laminate flooring.

## FIRST FLOOR

Stairs lead to the first floor with window looking out to see and access to the three bedrooms and attic.

## BEDROOM 1

8'6" x 10'5"

A double bedroom with fitted carpet and storage cupboard.

## BEDROOM 2

12'1" x 11'1"

A double bedroom with fitted carpet.

## BEDROOM 3

7'6" x 9'2"

Bedroom over looking the sea with fitted carpet and storage cupboard.

## GARDEN

The garden is to rear and side with the bulk of it being to the front and south facing. Totally enclosed and mainly laid to lawn. A wooden garden shed is to the side of the property.



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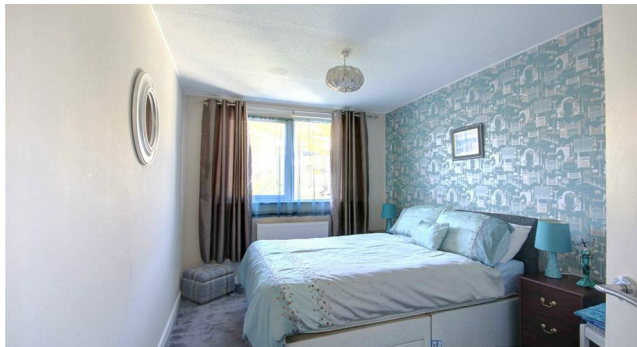


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### ADDITIONAL INFORMATION

Council Tax Band - A  
Oil Fired Central Heating  
uPVC Double Glazed Windows

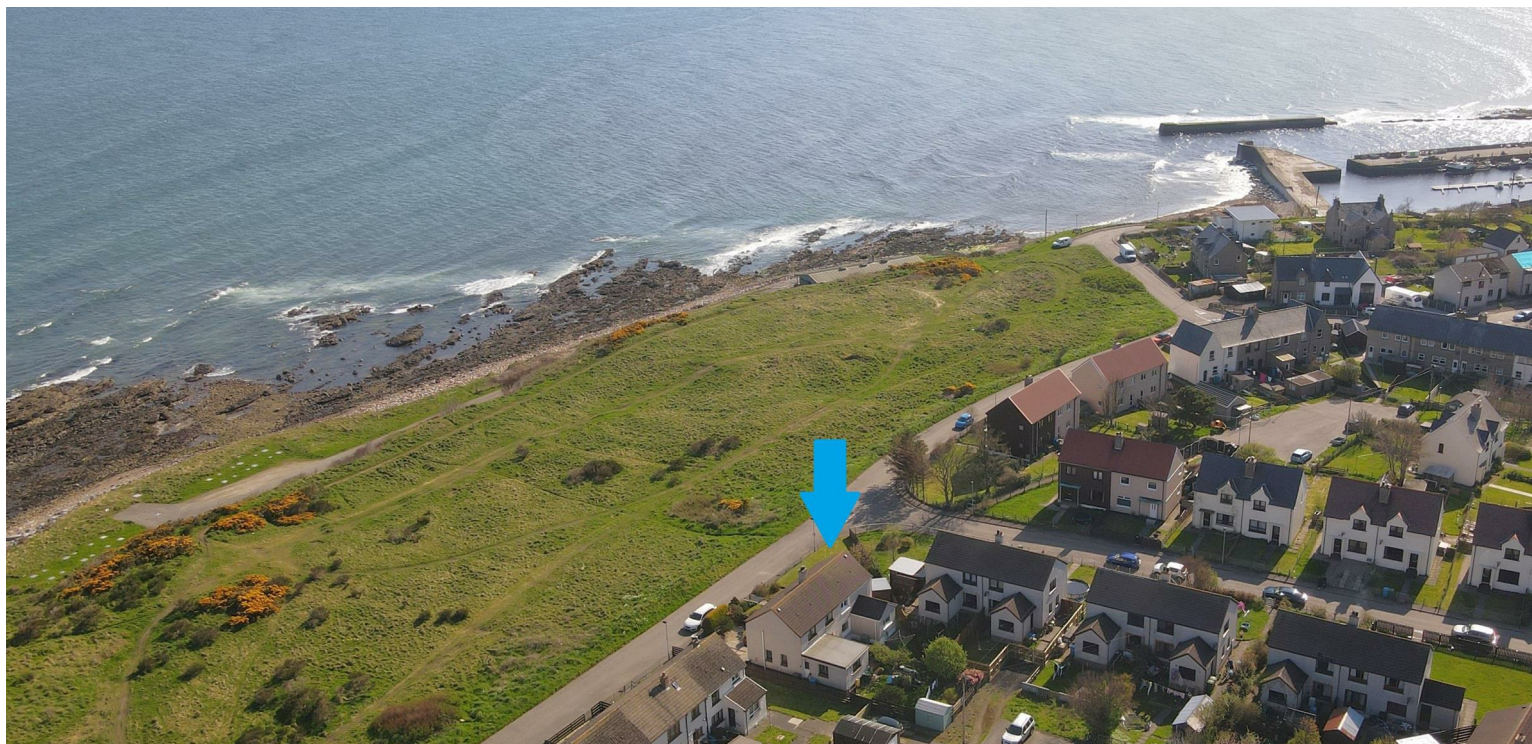
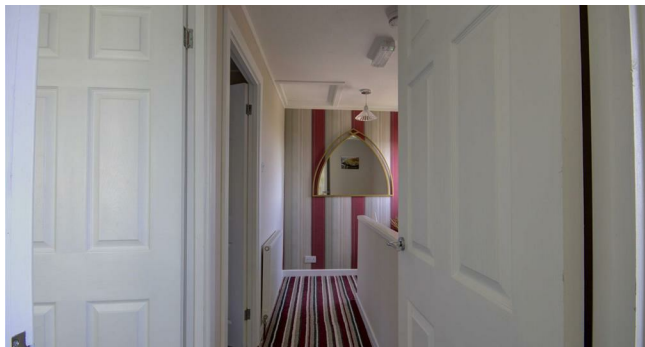
### LOCATION

Located in the coastal village of Helmsdale on the east coast of Sutherland, Simpson Crescent has stunning views south out to sea and over the harbour. Within walking distance of local shops restaurants, doctors and primary schools this is an ideal walk in home for a family.

### VIRTUAL TOUR LINKS

360 Tour -  
<https://www.madesnappy.co.uk/tour/lgl7l8gf8ca>

Virtual Walkthrough - <https://youtu.be/CATz-rHrZvQ>



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**Council Tax**  
Highland Council Band A

**Tenure**  
Freehold

**Entry**  
By mutual agreement

**Viewing**  
To arrange a viewing of 34 Simpson Crescent,  
Helmsdale, Sutherland KW8 6LE, please contact  
Monster Moves on 01408 525001 or email  
sales@monster-moves.co.uk



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