



## Rispond, Main Street

Golspie, Sutherland, KW10 6TG

Offers Over £250,000



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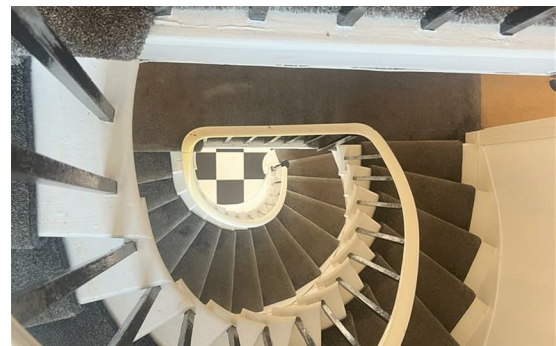
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Rispond is a three storey stone built house located in the east coast Sutherland village of Golspie, just yards from the beach and walking distance to all the local amenities. The property comprises 4 bedrooms, bathroom, sitting room, dining room, w/c, kitchen and large enclosed garden to the rear. respond has many original features; high ceilings, deep skirtings and original fireplaces.



## HALL

On entering the property from Main Street you enter into an impressive hall with high ceiling, deep skirtings, coving and the original curved staircase. A coat and storage cupboard is on the right.

## SITTING ROOM 13'9" x 15'5"

A sitting room with fireplace and multi fuel burner that sits on a slate hearth, a shelved alcove to the side. Curtains and fitted carpet included

## DINING ROOM 13'9" x 14'5"

A formal dining room with wooden floor and original open fireplace. Door leads through to the kitchen.

## KITCHEN 14'5" x 9'2"

The kitchen has fitted base and wall units, cooker and hood. Caithness slab flooring, dual aspect windows and a velux window.

## CLOAKROOM 5'2" x 3'7"

There is a cloakroom below the stairs comprising; wash basin and w/c. Frosted window.

## FIRST FLOOR

the original curved stairs lead up to the first floor and has a window half way up. Stairs and landing is carpeted.

## BEDROOM 1 13'9" x 15'5"

A large room with triple glazed window and original fireplace with cast iron surround.

## BEDROOM 2 13'9" x 14'5"

A large bedroom with triple glazed window and a fitted wardrobe.

## BATHROOM 5'6" x 12'9"

A large bathroom with a white bath, w.c, bidet and shower enclosure with wet wall. A blue glass wash basin and the walls are half height pine cladding.

## SECOND FLOOR

The curved stairs with a window over looking the rear garden, leads up to the second floor and two further bedrooms.

## BEDROOM 3 8'6" x 15'8"

Bedroom 3 is a double room with dual aspect windows one looking over the sea and a velux window looking up to Ben Bhraggie

## BEDROOM 4 8'6" x 15'5"

Bedroom 4 is a double room with dual aspect windows one looking over the sea and a velux window looking up to Ben Bhraggie

## GARDEN 85'3" x 49'2"

The large garden (396 sq m approx) to the rear is accessed from the itchen and also has a side gate to the front of the property. Six foot gates for cars are at the rear and are accessed from the lane at the back. the garden is mainly laid to lawn and has some mature bushes and tree. There is a patio area with a brick built BBQ. A wooden shed, coal bunker and oil tank as well as the new external boiler.

## ADDITIONAL INFORMATION

Council Tax Band -

Triple Glazed windows to the front.

New External Oil Fired Central Heating Boiler

Freehold

## VIRTUAL TOUR LINKS

360 TOUR - <https://www.madesnappy.co.uk/tour/1g171g9d7d>

VIRTUAL TOUR - <https://youtu.be/pY7bldCFE0A>

## LOCATION

Rispond is located on Main Street in Golspie a coastal village on the east coast of Sutherland yards from the beach and all local amenities, primary and secondary schools and bus and train links.

What3words [///passively.pavilions.offer](https://www.what3words.com/)

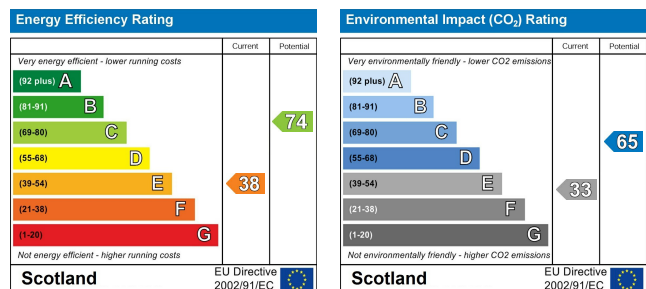
## Area Map



## Floor Plans



## Energy Efficiency Graph







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