



## 12 Braehead Terrace

Portgower, Sutherland, KW8 6HN

Offers Over £110,000



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A 3 bedroom end terrace property located in Portgower with panoramic views to the sea. Sitting room, kitchen/diner and shower room on the ground floor and three good sized bedrooms on the first floor. A good sized garden and off street parking.



## HALL STAIRS & LANDING

Front door leads in to a vestibule and then into the hall where you can access the sitting room, kitchen/diner, bathroom and stairs leading to the three bedrooms.

## SITTING ROOM 13'1" x 11'5"

The sitting room has window looking out to sea.

## KITCHEN/DINER 7'6" x 19'0"

The kitchen is located at one side of the room and there is space at the other side for kitchen table & chairs. White gloss base and wall units with sink and drainer, space for a cooker. A understairs cupboard is located at the far end of the room. A rear door takes you to the garden and the parking area.

## BATHROOM 7'6" x 4'11"

A wetroom with white w/c, wash basin and electric shower.

## FIRST FLOOR

The stairs leads to the three bedrooms and storage cupboards on the landing. Attic access

## BEDROOM 1 10'2" x 11'5"

A double bedroom with two cupboards and window looking to the hills.

## BEDROOM 2 10'5" x 14'5"

Largest bedroom with fitted cupboard and views out to sea.

## BEDROOM 3 10'5" x 7'6"

Bedroom with views to sea.

## GARDEN & SHEDS

As it is an end plot the garden is wrapped around three sides. although no fence is in situ flags delineate the boundary. A wooden shed is in the rear garden and another to the side. The boundary has been marked out in pegs as no boundary fence. No 12 has use of the drying green in front.

## ADDITIONAL INFORMATION

Council Tax Band - A

Double Glazed Windows

## LOCATION

Located in the hamlet of Portgower two miles south of Helmsdale on the A9 NC500 Route. The property is at the end of a row of houses and has the best views. Transport is provided to primary school in Helmsdale and High school in Golspie. Helmsdale to the north and Brora to the south have all local amenities and Asda and Tescos deliver to Portgower.

## VIRTUAL TOUR LINKS

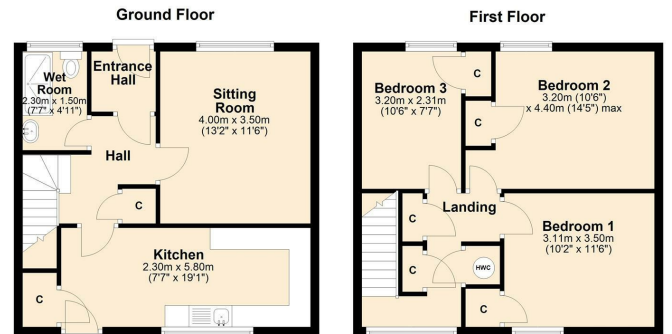
360 Tour - <https://www.madesnappy.co.uk/tour/1g171gf132>

Virtual Tour - <https://youtu.be/KqZusk2k0Rs>

## Area Map



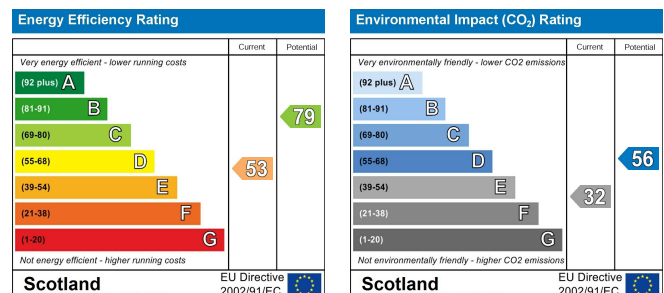
## Floor Plans



For illustrative purposes only. Produced by Monster Moves Ltd 2024. Plan produced using PlanUp.

12 Braehead Terrace, Portgower

## Energy Efficiency Graph







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