

11 Ferry Road
Golspie, Sutherland, KW10 6ST

Monster
Moves

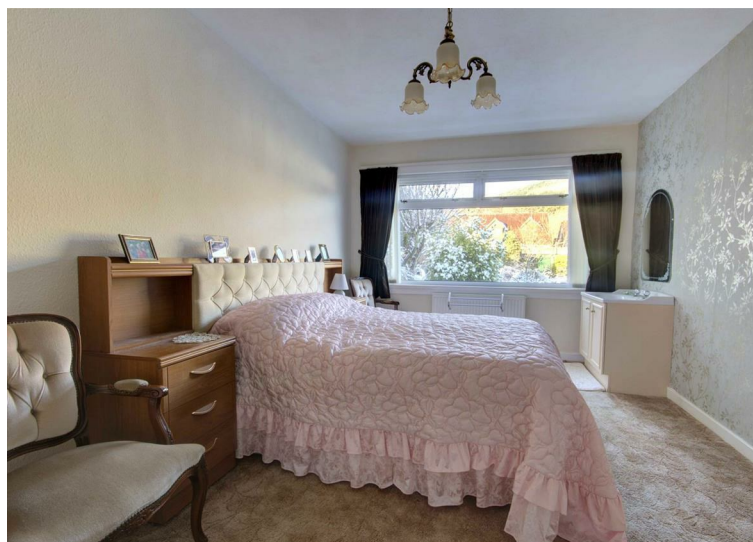
Offers Over £260,000



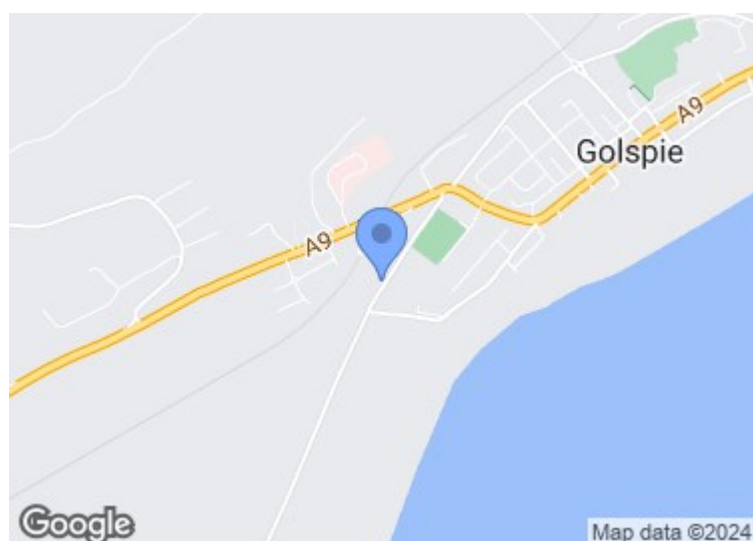
3  2  2  E 

A 3 bedroom detached bungalow. set in a large mature garden on Ferry Road in Golspie just yards from the beach, Golf Course and local amenities. The house is well maintained and has the potential to extend to the attic (with planning consents) The rear garden has views to Ben Bhraggie Hill and the front has views to the sea.





- 3 Bedroom Detached Bungalow
- Large Enclosed Garden
- Garage & Driveway
- Shed and Greenhouse
- Possibility of Creating more rooms on First Floor





 Thistle House, Main Street, Golspie, KW10 6TG
 sales@monster-moves.co.uk
 www.monster-moves.co.uk
 Sutherland - 01408 525001
 Inverness - 01463 263063

 monstermoveshighland
 monster_moves_estate_agents

PORCH & HALL

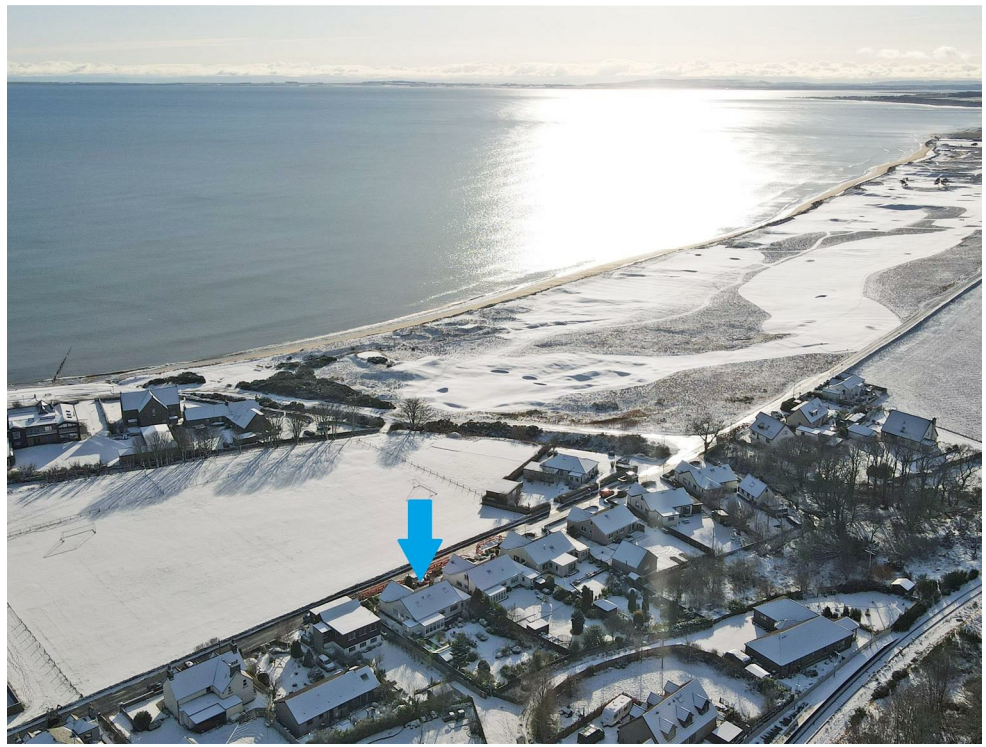
7'8" x 6'4"

Entry to the property is through the sun porch and into the large hallway which has all rooms leading from it as well as the attic hatch to the first floor space.

SITTING ROOM

11'3" x 17'3"

The sitting room is situated to the front of the property with dual aspect windows and a stone fireplace. A bright room with vertical blinds and fitted carpet.



KITCHEN/DINER

11'1" x 13'5", 11'1" x 11'1"

The kitchen/diner is open plan and has access to the utility and the sun lounge. Kitchen has base and wall units, cooker, washing machine, under counter fridge and an Aga (in situ but not presently connected). A large window has views to Ben Bhraggie Hill. The dining area (presently used as a sitting room) has a window looking through to the sun lounge. A doorway leads into the central hallway and a cupboard houses the water tank.

SUN LOUNGE & UTILITY

7'6" x 14'11"

The sun lounge is accessed from the kitchen/diner and has a wall of windows looking into the garden and up to the Ben Bhraggie Hill. Off this room is a utility with worktop and storage.

BEDROOM 1

16'4" x 9'7"

A large room to the rear of the property, presently has an easy access shower and a wash basin in a vanity unit.

BEDROOM 2

7'2" x 12'5"

A double bedroom with a fitted wardrobe and carpet.

BATHROOM

4'11" x 7'6"

The bathroom comprises a white three piece suite;- bath, w/c and wash basin in a vanity unit.

BEDROOM 3

11'9" x 12'5"

A double bedroom that looks over the front garden. Fitted carpets and blinds are included.



Thistle House, Main Street, Golspie, KW10 6TG

sales@monster-moves.co.uk

www.monster-moves.co.uk

Sutherland - 01408 525001

Inverness - 01463 263063

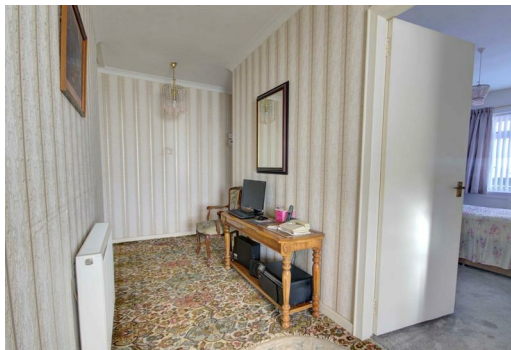


monstermoveshighland



monster_moves_estate_agents





ATTIC ROOM

13'6" x 31'4"

A pull down ladder in the hallway gives access to the full attic space which has been boarded out and has power and plumbing. There are 2 skylights and a doorway leads to the attic space ideal for storage.

GARAGE & GARDEN

The garage is located to the left of the property and has a tarmac driveway for 2 vehicles. An up and over door at the front and a door then leads out to the rear garden. A chest freezer is included in sale. The garden to the front has mature bushes and plants and the driveway. To the rear is a mature garden of bushes, trees and hedges, grassed area and raised flower beds, shed and greenhouse.



LOCATION

Located in the coastal village of Golspie, this bungalow is in an excellent location for accessing the local amenities, public transport and only yards away from the beach and Golf Course.

Arriving into Golspie from the south come over the bridge and pass the station garage on the left and take the 1st turning on the right into Ferry Road no 11 is on the right, first house passed Invicta House Bed & Breakfast



What3words ///airliners.peanut.forget

ADDITIONAL INFORMATION

LPG Gas Boiler to central heating
Double Glazing

VIRTUAL TOUR LINKS

360 Tour - <https://www.madesnappy.co.uk/tour/lgl7lgd219>

Virtual Tour - <https://youtu.be/7lkyC6JNuRY>



Thistle House, Main Street, Golspie, KW10 6TG

sales@monster-moves.co.uk

www.monster-moves.co.uk

Sutherland - 01408 525001

Inverness - 01463 263063



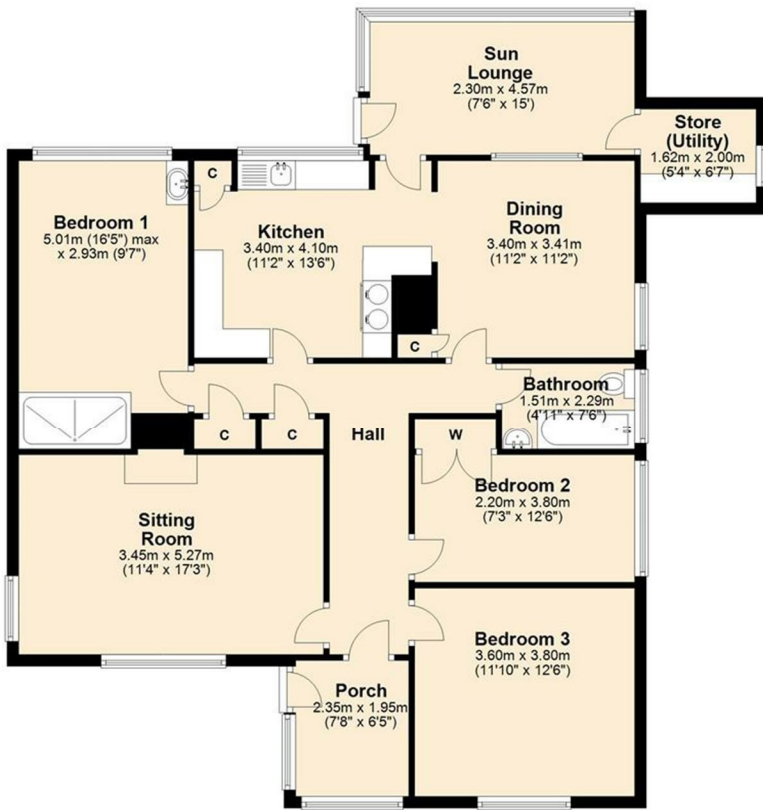
[monstermovehighland](https://www.facebook.com/monstermovehighland)



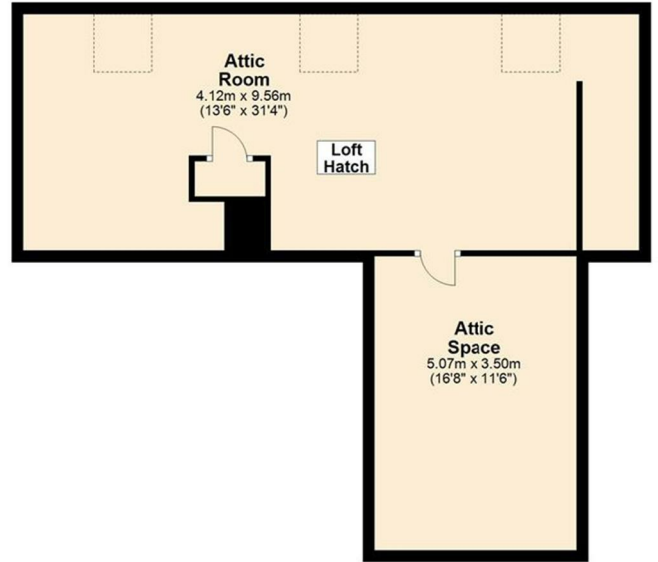
[monster_moves_estate_agents](https://www.instagram.com/monster_moves_estate_agents)



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		44	65
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		61	77
	EU Directive 2002/91/EC		



Thistle House, Main Street, Golspie, KW10 6TG
 sales@monster-moves.co.uk
 www.monster-moves.co.uk
 Sutherland - 01408 525001
 Inverness - 01463 263063

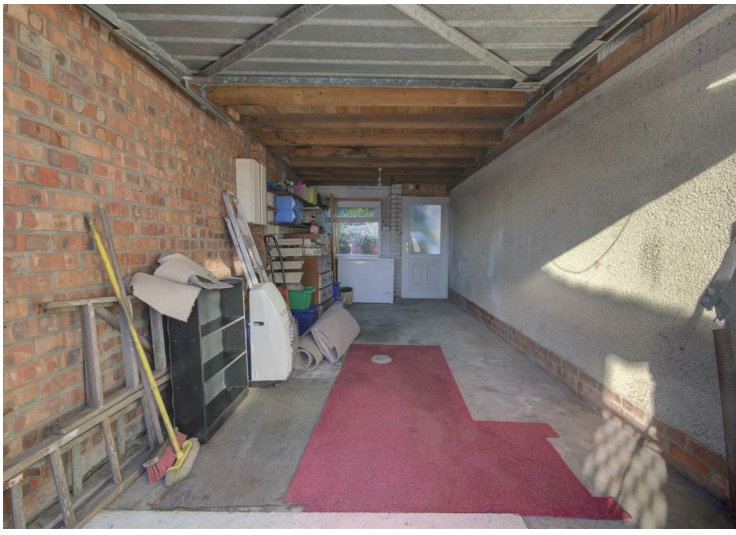


monstermoveshighland



monster_moves_estate_agents





Council Tax
Highland Council Band D

Tenure
Freehold

Entry
By mutual agreement

Viewing
To arrange a viewing of 11 Ferry Road, Golspie,
Sutherland KW10 6ST,
please contact Monster Moves on 01408 525001
or email sales@monster-moves.co.uk



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give a warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information that we provide about the property is verified by yourself or your advisors. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Thistle House, Main Street, Golspie, KW10 6TG
sales@monster-moves.co.uk
www.monster-moves.co.uk
Sutherland - 01408 525001
Inverness - 01463 263063



[monstermoveshighland](https://www.facebook.com/monstermoveshighland)



[monster_moves_estate_agents](https://www.instagram.com/monster_moves_estate_agents)

