



## 12 Seaforth Road

Golspie, Sutherland KW10 6TJ

Offers Over £140,000



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Could this be your future family home in Golspie? This charming semi-detached house feels spacious and homely from the moment you step inside. With three double bedrooms (1 en-suite), a family bathroom, cloakroom, utility, sitting room and open plan kitchen dining room this property is perfect for buyers looking to settle down in a welcoming community. The oil central heating and enclosed garden provide comfort and ample outside space, along with garden shed, greenhouse and detached garage.

Located in Golspie, a picturesque coastal village on the east coast of Sutherland, you'll be just yards away from the beach and all local amenities. For families, Golspie offers access to primary and secondary schools, as well as convenient bus and train links for easy commuting.



## ENTRANCE / HALLWAY

Entrance through the front door of the property leads you to a light and spacious hallway, with access to the living room, dining room, stairs to the first floor and an understairs cupboard.

## SITTING ROOM 14'5" x 11'1"

From the hallway the living room is accessed via a modern and stylish glazed door, into the neutrally decorated room. There is an alcove above a built in cupboard, aside the feature fireplace, which whilst no longer in use, provides a focal point in the room.

## DINING ROOM 10'5" x 10'2"

A multi-panelled glazed door leads from the hallway to the dining room which is located towards the rear of the property. With a window looking over the rear garden this is a bright spacious room, perfect for entertaining and conveniently located aside the kitchen.

## KITCHEN 8'6" x 12'5"

Accessed via the dining room, the kitchen has a range of floor and wall units, with ample worktop space, an electric range cooker, stainless steel sink, and integrated dishwasher. Windows to the rear of the property, overlooking the garden fill this room with light.

## UTILITY ROOM 9'2" x 7'2"

Located beyond the kitchen, the utility room comprises of additional worktop space, floor units and space for washing machine and tumble dryer. The rear garden is accessed via an external door.

## CLOAKROOM 7'2" x 2'7"

Accessed via the utility room, the small cloakroom consists of white WC and corner wash basin.

## BEDROOM 1 with EN SUITE 13'1" x 9'4" (6'6" x 2'7")

A double bedroom overlooking the front of the property, this bedroom benefits from fitted bedroom furniture and ensuite shower room, comprising a white WC, corner wash basin and electric shower in enclosure.

## BEDROOM 2 10'6" x 11'1"

A double bedroom, located to the rear of the property, with a built-in wardrobe.

## BEDROOM 3 10'6" x 11'1"

A double bedroom, with views to the rear garden.

## BATHROOM 5'6" x 6'4"

The family bathroom has a white three piece bathroom suite, an electric shower in a separate enclosure and a heated towel rail.

## GARDEN & GARAGE

Mostly laid to grass, the garden surrounds the property to the front, side and back, divided into two separate areas by wooden fence to the side of the property. There are mature shrubs, trees, a large patio area, greenhouse and wooden shed. A detached stone built garage is at the end of the rear garden and has an access door from the garden and a up & over door from the road and driveway.

## ADDITIONAL INFORMATION

Flooring included

Council Tax Band - B

Central Heating by Oil Fired Boiler

## LOCATION

Located in the vibrant coastal village of Golspie, home to award-winning beaches, charming shops, cafes, and one of Scotland's best chippies! Enjoy a round of golf, play tennis, or take a dip in the swimming pool - there's no shortage of activities to keep you entertained. Don't miss the opportunity to hike up Ben Bhraggie, where you can admire the controversial statue of the Duke of Sutherland, known locally as "the Mannie". The stunning views from the top are well worth the climb.

What3Words ///whisker.chum.cheered

## VIRTUAL LINKS

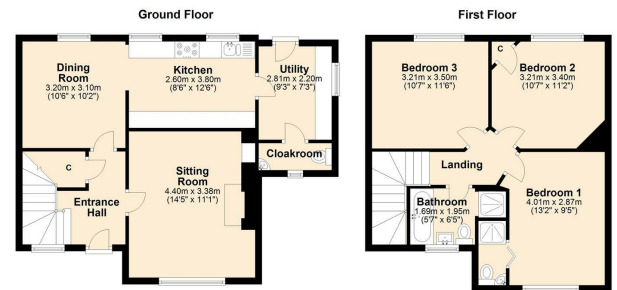
360 Tour - <https://www.madesnappy.co.uk/tour/1g171gdfc3>

Virtual Tour - <https://youtu.be/IEsHX1Do0BI>

## Area Map



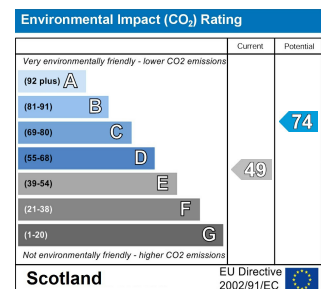
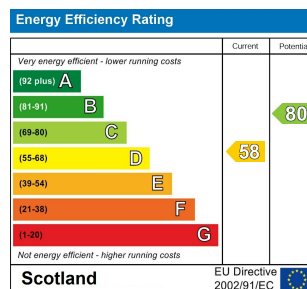
## Floor Plans

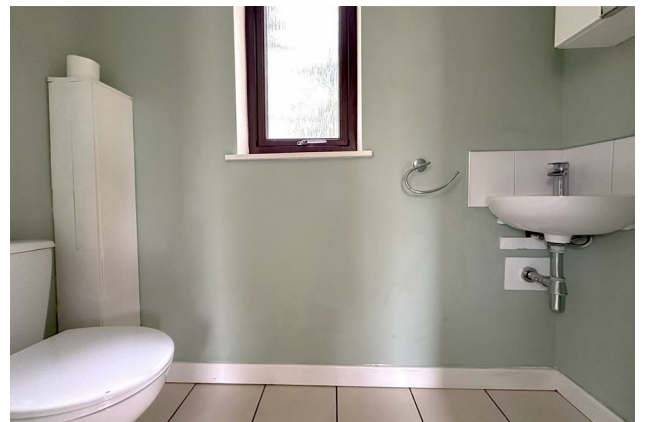


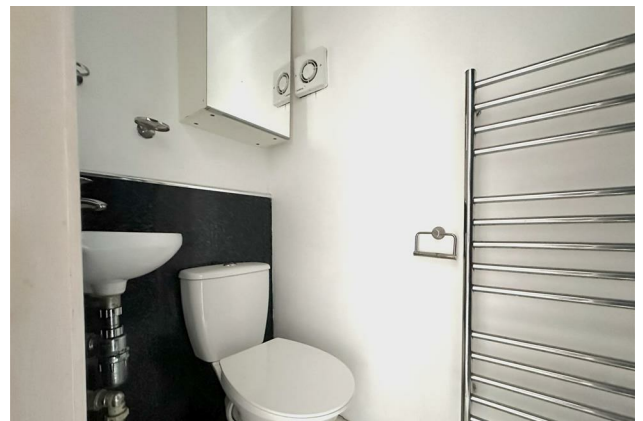
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Plan produced using PlanUj.

12 Seaforth Road, Golspie

## Energy Efficiency Graph







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