



## **Residential Property**

Georgesons  
Estate Agents

# **Dunrock, 12 Sutherland Street, Helmsdale**



### **The Property**

This two bedroom semi detached bungalow is situated in a quiet cul-de-sac in the tranquil village of Helmsdale. Famous for salmon fishing and popular with small fishing boats. The spacious accommodation comprises of kitchen/diner, lounge, two double bedrooms, conservatory and shower room. The property benefits from electric storage heating and uPVC double glazing throughout. There is an enclosed front garden, laid mainly to grass with trees, shrubs and flower beds. To the rear of the property there is a well manicured large garden lined by mature hedging, mostly laid to grass with wooden storage shed. A great property for those looking to downsize, offering village and countryside life in one.

### **The Area**

Helmsdale village is situated on the shores of the Moray Firth in the Highlands of Scotland, approximately 75 miles north of Inverness on the A9 trunk road. The village has three hotels, a primary school, health centre, bank, railway station, and the award winning Timespan Visitor Centre. The local economy is largely based on tourism, fishing, salmon and trout angling, deer stalking, and grouse shooting. Other outdoor pursuits in the area include panning for gold, and golf.



Wooden partially glazed door to –

**Hall** – Accessing bedrooms, lounge, bathroom. Two single power points. Telephone connection point. Storage heater. Storage cupboard. Smoke detector.

**Bedroom 1** – 3.46m x 3.64m  
Three double power points. Storage heater.



**Bedroom 2** – 3.37m x 3.69m at widest points. Two double power points. One single power point. Storage heater.



**Shower Room** – 1.90m x 1.64m  
Suite consisting WC, pedestal wash hand basin, built in shower with electric shower unit. Heated towel rail. Shaving point.



**Lounge** – 3.98m x 4.54m  
Four double power points. One single power point. Storage heater. Stone fireplace with electric coal effect fire. Alcove with storage cupboard below. Fifteen pane wooden door to –



**Kitchen/Diner** – 2.79m x 3.84m  
Six double power points. Telephone connection point. Wall and base units with composite sink and drainer. Integral cooker hob, oven, hood, microwave, fridge, freezer. Plumbed for washing machine. Loft access by hatch and ladder. Fifteen pane wooden door to –



**Conservatory** – 2.42m x 1.95m  
Triple glazed. Two double power points. Panel heater and storage heater. Fully glazed uPVC door to rear garden.



**Front Garden** – Enclosed area laid mostly to lawn with some shrubs. Outdoor tap.

**Rear Garden** – Enclosed area laid to lawn with flower beds and shrubs. Wooden garden shed. Clothes drying facilities.

**Video** – A video of the property can be viewed on our website

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**Postcode** –KW8 6LQ

**Council Tax Band** – A   **EPC** – D57

**Price** – Offers over £100,000 to selling agents, Georgesons.

**Viewing** – By appointment via Georgesons

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**Prospective purchasers should note:**

- 1 These particulars are subjective for descriptive purposes only and are not an offer to sell, representation or warranty. Potential purchasers must satisfy themselves by their own enquiries:
  - (a) that any measurements given are accurate;
  - (b) that any use envisaged has all necessary permissions;
- 2 These particulars do not form any part of a contract of sale unless incorporated within a self proving signed document under the Requirements of Writing (Scotland) Act 1985.
- 3 The owners reserve the right not to sell or to sell to anyone at any price without giving warning to other interested parties.

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