



Residential Property

36 Portgower, Helmsdale

Georgesons
Estate Agents



The Property

This attractive, one and a half storey detached house is located in an elevated position with views overlooking the Moray Firth in the village of Portgower. In need of some modernisation, the accommodation comprises of entrance porch, lounge, kitchen/diner, diner/ground floor third bedroom, two upstairs bedrooms, one with dressing room, family bathroom and rear porch. The property benefits from oil fired central heating and double glazed windows throughout. Access to the rear garden to the side of the property and an enclosed garden to the rear, mainly laid to lawn. This property would make an ideal family or holiday home due to close proximity to the A9 and popular North Coast 500 route.

The Area

Portgower is a small crofting and former fishing village 2 miles south of Helmsdale. 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 and popular North Coast 500 route. 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.

Front entrance porch – with radiator.
Leading to hallway.

Hall – 2.70m x 2.00m.

One cupboard, One radiator. One single power point. Smoke alarm. Carpet flooring.

Lounge – 4.20m x 3.40m

Situated on the ground floor with sea views. Open fire. Two double power points. One single power point. Carpet flooring.

Kitchen/Diner – 4.10m x 2.60m

Fitted wall and base units, sink & drainer. One radiator. Two double power points. One Single power point. Carpet tile flooring.

Dining Room/Bedroom 3 – 4.30m x 3.30m. Situated on the ground floor with sea views. Open fire. One radiator. One double power point. Two single power points. Carpet flooring.

Bathroom – 2.70 x 2.00m

Situated on the ground floor. Suite comprising WC, pedestal basin and bath with electric shower over the top. One radiator. Vinyl flooring.

Rear Porch – 1.30 m x 1.30m

Leading to back garden.

Stairs and Top Landing leading to Bedrooms 1 and 2 – Carpet flooring.

Bedroom 1 with dressing room - 4.40m x 3.40m. Situated on the first floor with sea views. One radiator. One double power point. One single power point. Carpet flooring.

Dressing room – 2.10m x 2.10m

Storage space for clothing leading to cupboard with water tank and emersion water tank.

Bedroom 2 – 4.30m x 3.40m

Situated on the first floor with sea views. One radiator. One double power point. One single power point. Carpet flooring.

Front & rear garden – Mainly laid to lawn. Flower beds and shrubs. Oil tank. One outbuilding and 2 sheds.

Views over the Moray Firth

Postcode – KW8 6HL

Council Tax – Band B **EPC** – F24

Price – Offers Over £130,000 to be lodged with the selling agents, Georgesons.

Viewing – By appointment via Georgesons

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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