



2 Ross Place, Loth, HELMSDALE, KW8 6HR

Offers Over £100,000

REF: 61225





This three bedroom, semi detached property enjoys an elevated position in the thriving crofting community of Loth, close to Helmsdale, in the heart of Sutherland. The property which is in need of slight upgrading currently benefits from electric heating and stunning views across the unspoiled surrounding far land, towards the North Sea. Viewing of this property is highly recommended to fully appreciate the potential and outlook this property has to offer. With well-proportioned rooms and ample storage, the property represents a very comfortable family home but also offers superb potential as a holiday home given its stunning outlook and lovely location.

The accommodation, which is reached via a stone stairway consists of: an entrance vestibule with under stair storage cupboard; inner hallway; a front facing lounge taking advantage of the views on offer and an ornamental electric fire providing a welcoming focal point; a generous kitchen with base and wall mounted units, space for washing machine, fridge and cooker, ample room for dining and door giving access to the rear of the property; bathroom comprising a three piece suite in white; on the upper floor is a store cupboard and three good sized bedrooms, all with fitted storage. A fully enclosed garden area to the front of the property is predominantly laid to grass and well stocked with a good selection of mature shrubs and bushes, while the fully enclosed rear garden is also laid to grass with a garden shed and coal bunker. There is vehicle access to the rear of the property with an additional piece of Council owned garden ground which this property has private use of. There is ample parking available to the front of the property for both residents and visitors.

The property is halfway between the coastal village of Helmsdale and Brora. Helmsdale is a popular tourist destination which offers an excellent range of facilities including mini supermarket, hotels, restaurants, bank, garage, Post Office, newsagents, health centre, community centre and railway station offering a regular service both North and South. Brora also offers a good range of facilities including a supermarket and small selection of retail outlets. Also close by are a number of visitor attractions including the award-winning Timespan Heritage Centre, icehouse, a picturesque harbour, Dunrobin Castle and the North Coast 500. An excellent range of outdoor pursuits are also available on your doorstep including fishing, sea angling, scenic walks, tennis courts, golf courses and some beautiful sandy beaches. For further information on the area, please visit the Helmsdale website at www.helmsdale.org. Both Wick and the Royal Burgh of Tain are within easy commuting distance and offer additional facilities include supermarkets, banks, hotels and further selection of retail outlets. Supermarkets in both Wick and Tain offer a home delivery service.

Inverness, approx. 63 miles away, is the main business and commercial centre in the Highlands and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

Entrance Vestibule	2.09m x 1.29m (6'9 x 4'3)	Bedroom 2	3.35m x 3.33m (11'0 x 10'11)
Kitchen	4.44m x 2.82m (14'6 x 9'3)	Bedroom 3	3.32m x 3.21m (10'11 x 10'6)
Lounge	4.53m x 3.73m (14'9 x 12'3)	Bathroom	2.10m x 1.75m (6'11 x 5'9)
Bedroom 1	4.04m x 3.36m (13'3 x 11'0)		



General

All floor coverings, light fittings and curtains are included in the asking price.

Services

Mains water and electric. Drainage is by way of Council owned septic tank.

Council Tax

Council Tax Band A

EPC Rating

E

Post Code

KW8 6HR

Entry

By mutual agreement.

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

GRM/JD/AGNE0015/1

Price

Offers Over £100,000

Directions

From Inverness City, take the A9 North, pass through the village of Brora and continue for approximately 6 miles. Turn left signposted Lothmore and the property is next on your left.

If you are thinking of selling your property, we offer a FREE Valuation.
Please call our Property Department on 01463 235559 for further details.

