

# Rannoch

Tower Street, Golspie, Highland, KW10 6SB

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# Introduction

Modern, four-bedroom detached property set in a popular residential area in the Sutherland village of Golspie offering spacious family living accommodation.

Rannoch is a very well-presented spacious family home which has been well maintained throughout.

It is tastefully decorated, is fully double glazed and has oil fired central heating. Heating is provided by underfloor heating throughout the house.





Rannoch is accessed via a half-glazed hardwood door to the entrance porch which has a tiled floor and a cloak cupboard. A glazed door leads to the hallway from where a staircase rises to the upper floor.

To the left of the hall is the sitting room which has a window to the front and a central feature of a modern woodburning stove set in a stone feature wall.

French doors open to the kitchen/diner which has laminate flooring in the dining room and a tiled floor in the kitchen. The kitchen has a good range of floor and wall units. There is an LPG gas hob, an electric oven and grill, and a built-in dishwasher. There is a window to the rear.

The dining area has plenty of space for a large dining table. Patio doors open to the conservatory which has oak flooring and is glazed to three sides. A glazed door leads to the garden.

Returning to the kitchen and a door leads to the utility room where there is plumbing for a washing machine. A door opens to the garden.

A door takes you from the kitchen to the hallway. A door gives access to the garage.

There is a WC with wash hand basin and tiled floor.

Bedroom four sits to the rear of the property. It's a double room with a window to the rear.



A staircase leads from the hall to the landing which has two large built-in storage cupboards. To the right is a spacious master bedroom which includes an en-suite, and has a window to the front enjoying views to the Dornoch Firth. There is a dressing room which offers plenty of extra storage.

Bedroom two sits to the front of the property, it has a window to the front enjoying far reaching views. There is a double built-in wardrobe with mirrored sliding doors.

Bedroom three is another double room and has a built-in wardrobe with double sliding doors.

To the end of the hall is the family bathroom which has a three-piece suite, including WC, wash hand basin over a stylish vanity unit and bath with tiling around and a shower over.

#### External

Front garden is laid to lawn and bounded with off street parking and a large garage.

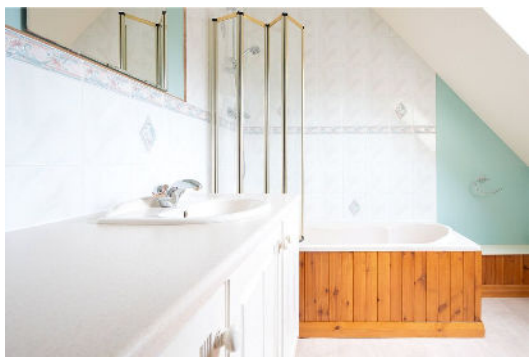
There is a patio area to the side and a private patio area to the rear where there is also a drying area and log store.











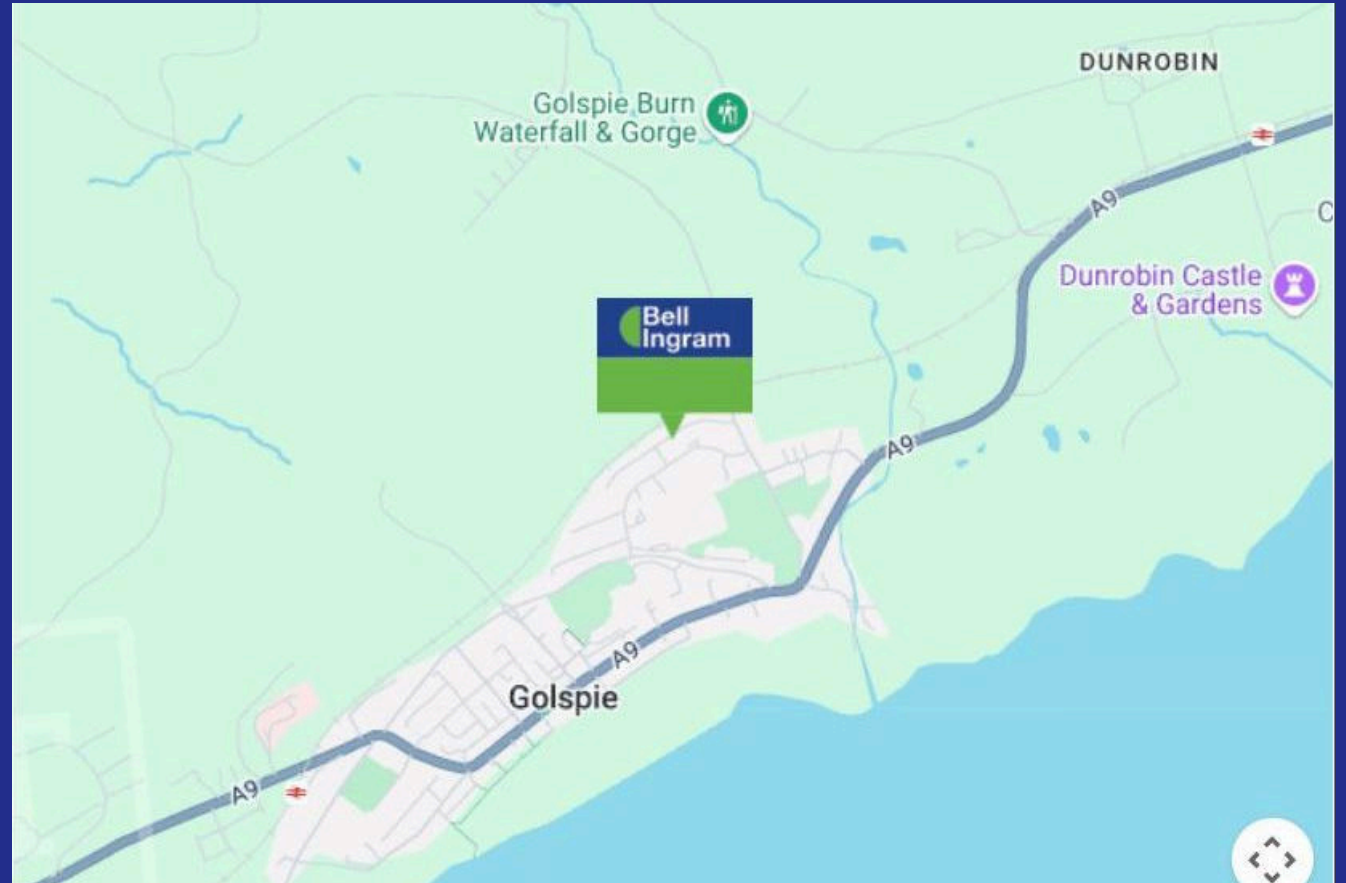
# Location

Rannoch is situated in a quiet residential area in the charming Sutherland village of Golspie.

Golspie is a thriving Highland community on the East Coast of Sutherland. It has an excellent range of facilities including primary and secondary schools, hospital, a swimming pool & fitness room, a first-class golf course and popular beach.

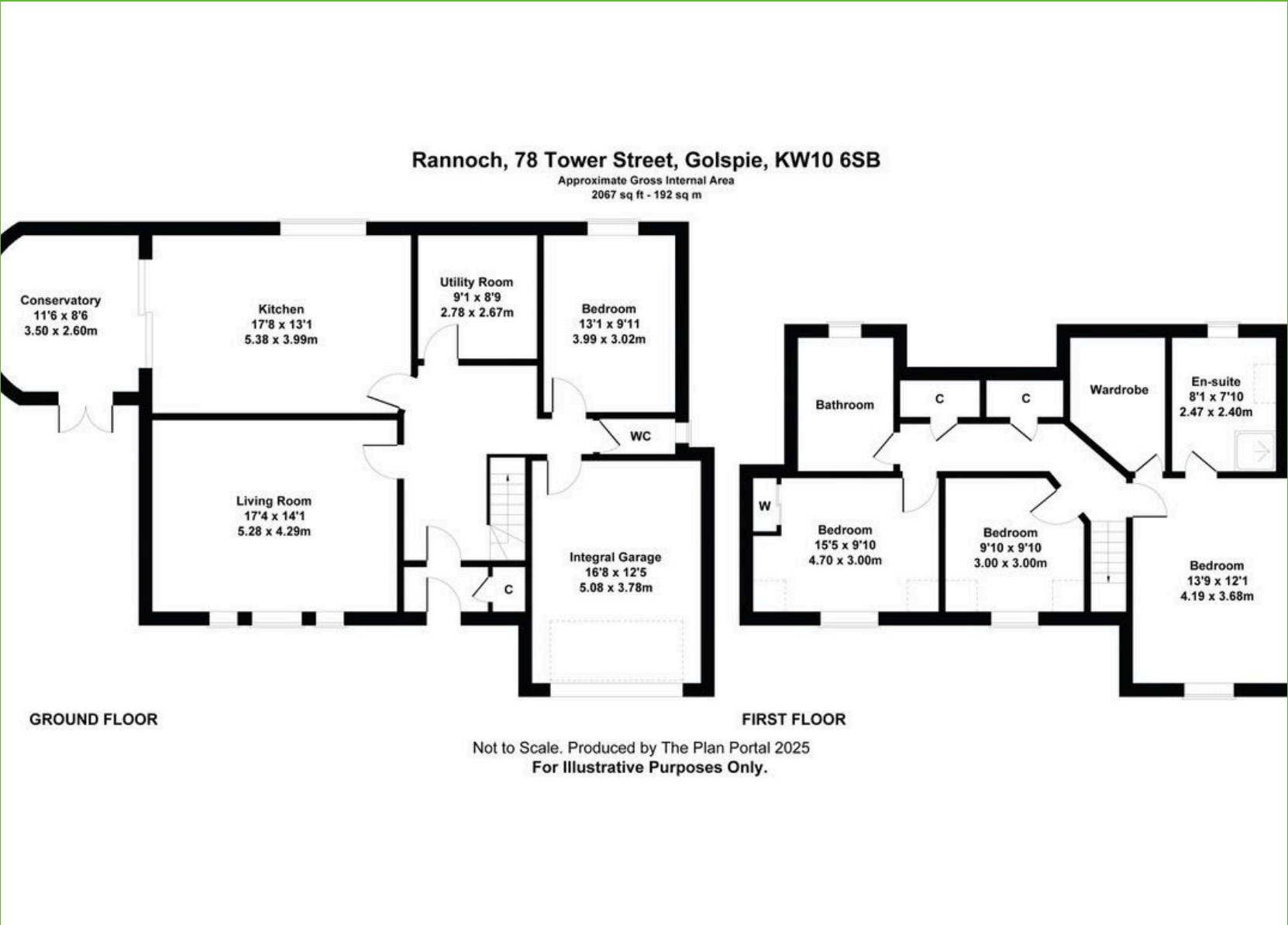
There are good road and rail links to the north and south and Inverness is approximately 53 miles away provides additional facilities including modern shopping centres, excellent recreational facilities and a wide selection of restaurants and hotels.

Inverness Airport is approximately 8 miles from the city centre and offers a variety of services to destinations both home and abroad.



# Plans

192 sq m





# Details

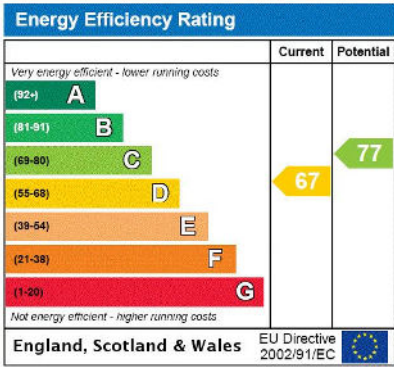
Local Authority  
Highlands and Islands Council

Council Tax  
Band = E

Tenure  
Freehold

EPC  
EPC Rating = D

Rannoch



## Services & Additional Information

Mains water

Mains electricity

Council Tax Band E

Directions

Drive into Golspie and take the left-hand turn as the road bends across from the play park. Follow the road for 0.5 miles and turn left on to Slighe Na Coille, continue until you reach the Spar and turn left onto Ross Gardens, at the junction turn left and after a short drive you will reach Rannoch which is on the on the right-hand side.

What3Words///unlisted.frantic.bronzer

Tower Street, Golspie, Highland, KW10 6SB

Offers Over £250,000



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