



FOUNTAIN BUILDINGS, GOLSPIE KW10 6TG

Built in 1906, this former licensed grocer's shop is a well-loved feature of Golspie's Main Street. Strategically placed on a corner site, with free parking to hand, the property has full consent for alterations to a dwellinghouse. The present owners have prepared plans for such conversion and these can be made available to genuinely interested parties.

Golspie is a thriving small town on the shores of the North Sea, with a fine beach, an excellent 18-hole Golf Course, a bank, Primary and Secondary schools and the usual other shops, businesses and Hotels. There is a main line railway station and Inverness, the Highland capital, is approximately 65 miles to the south.

ACCOMMODATION COMPRISES:

DOWNSTAIRS:

SHOP/RETAIL SPACE: (9.90M x 4.45M)

Wooden floor. Display windows to Main Street.



BACK SHOP AREA: (6.50M x 4.75M)

STORE: (2.80M x 2.50M)

Door to back yard.

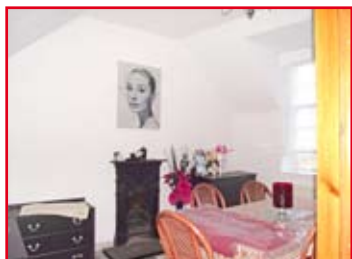
FIRST FLOOR:

(on half landing)

DINING ROOM:

(3.70M x 3.60M)

Cast iron fireplace, slab hearth. Radiator. Cupboard.

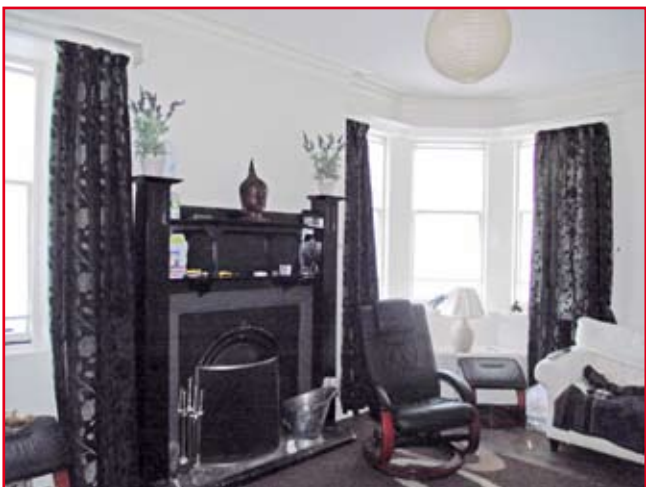


KITCHEN:

Fitted with floor and wall units. Stainless steel sink and drainer.

SITTING ROOM: (4.70M x 3.15M)

Cast iron fireplace with wood overmantel. Triple aspect corner window. Radiator.



(on half landing)

BEDROOM 1: (3.20M x 2.60M)

Radiator.

BEDROOM 2: (4M x 3.15M)

Feature iron fireplace. Radiator.

BATHROOM:

3 piece coloured suite. ½ tiled. Radiator.

SECOND FLOOR:

Landing with boiler cupboard.

BEDROOM 3: (4.15M x 3.30M)

Small cast iron fireplace. Radiator. ½ combed.

BEDROOM 4: (3.60M x 2.65M)

Fan-shaped window. Radiator.

BEDROOM 5: (3.20M x 2.88M)

½ combed. Small cast iron fireplace. Radiator. Built-in wardrobe.

OUTSIDE:

Parking area. Drying green. Patio area. Block work storage shed.

SERVICES:

Mains electricity, water and drainage. Oil-fired central heating.

RATEABLE VALUE:

£3,300

COUNCIL TAX:

Band C

PRICE:

Offers over £210,000 are sought.

ENTRY:

By arrangement

VIEWING:

Strictly through the Selling Agents.

HOME REPORT:

As the property is dual use no Home Report is required. An Energy Performance Certificate will be provided at settlement.

All offers in the usual Scottish legal form should be submitted to:-

Wilson,
Solicitors & Estate Agents
107 High Street, Invergordon
Tel: (01349) 852131

REF: DCW

These particulars are for guidance only and whilst all care has been taken in their preparation, they are not, and are not intended to form part of a contract of purchase. Measurements have been checked ultra-sonically and should therefore be regarded as illustrative only.