

Strathview

172 Marrel, Helmsdale



**STRUTT
& PARKER**



Strathview is a nicely positioned croft house with gardens and circa 9 acres of croft land located in the picturesque Strath of Kildonan on the edge of Helmsdale

Wick Airport 35 miles | Inverness 68 miles | Inverness Airport 1 hour 45 mins Approx

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Strathview enjoys an elevated position and magnificent views of the local countryside and beyond. The property provides flexible accommodation over two levels and would appeal to a variety of buyers including those looking for a piece of tranquillity amongst some of the finest Highland scenery, holiday retreat, Bed & Breakfast or as a small holding. The house and garden are both decrofted. The property comes with 9 acres of croftland which is located nearby. The crofts consist of two large fields located between the road and the riverside around half a mile apart and are currently used for grazing. There are also further small pockets of land one of which has a derelict cottage.

Entrance to the property is via the porch which is currently used as a sun room. This leads to the inner hallway and well proportioned lounge with a Victorian style open fire creating a nice focal point. The dining kitchen is well equipped with a range of wall and base storage units, Raeburn Royale and a set of French doors open up onto a timber decked patio area. Bedroom one is located on the ground floor and has an en suite shower room. On the upper level there are a further two double bedrooms and a family bathroom.

As well as the croft land, Strathview sits in nicely tended private garden grounds which are mainly laid to lawn with a variety of plants, trees and shrubs. There is also an additional area of garden directly in front of the property.

Helmsdale is a delightful Highland town which was developed as a fishing port in the nineteenth century by the Duke of Sutherland. The planned village, which was started in 1814, remains intact and by 1819, 204 fishing boats were based in the harbour. Other industries included a distillery and a carpet factory. Today only a few boats operate from the harbour however Helmsdale remains a most attractive town with good local shops and facilities. Sutherland is one of Scotland's most beautiful counties with spectacular landscapes ranging from the rugged coastline to wild moorland and mountains. Communications in this very unspoilt part of Scotland are surprisingly good. The A9 gives fast access by car to Inverness and its airport (1 hour 45 minutes) whilst Wick Airport is 36 miles to the north and provides regular flights to Edinburgh and Glasgow and other UK destinations where connections to Europe and the USA are available. For those wishing to travel at a slower pace there is a railway station in Helmsdale with regular services to Inverness, Thurso and Wick.



Services: Mains electricity, water and a private drainage (septic tank)

Fixtures and Fittings: All fitted carpets, curtains and integrated kitchen appliances are to be included in the sale.

Solicitors: To be confirmed.

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX. Tel: 01463 702000

Council Tax: Strathview has been accessed for council tax purposes as Band C

Viewing: Strictly by appointment with Strutt & Parker

Possession: Vacant possession will be given on completion

Offers: Offers are to be submitted in Scottish legal terms to the selling agents Strutt and Parker, 9-11 Bank Lane, Inverness, IV1 1WA. A closing date for offers will probably be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.



Special Conditions of Sale

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to rescind without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of the entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchase of and Lot(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the seller shall be entitled to rescind from the contract. The seller in that event reserves the right to resell and deal otherwise with the subject of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchasers' failure and in the event of the loss being less than the amount of the said deposit the seller shall account to the purchasers for any balance thereof remaining in his hands.
2. The subject will be sold subject to all rights of way, rights of access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.
3. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.
4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.

Accommodation & location



GROUND FLOOR

Lounge	20'0" x 11'5"
Dining Kitchen	19'1" x 11'6"
Bedroom one	13'5" x 11'10"
En-Suite	5'4" x 4'6"
Sun room	17'2" x 8'7"

FIRST FLOOR

Bedroom two	8'6" x 13'0"
Bedroom three	13'6" x 8'5"
Bathroom	6'5" x 8'5"

Travel Directions

From Inverness take the A9 north to Helmsdale, upon reaching the outskirts of the village take the first exit to the left, follow the road round to the right over the railway bridge. There is a white house on the left and a church on the right, a sign for Marrel points to the left. Take this road to the left passing by the station, keeping the river to the right follow this road for approximately 1 ¼ mile, the road forks, take the road to the left, follow the road over the railway line, after the level crossing turn right. Strathview is the second house on the left.



If you require this publication in an alternative format, please contact Strutt & Parker on 01463 719171.

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