



14 Simpson Crescent, Helmsdale, KW8 6LE

Offers Over £110,000

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- Stunning Sea Views
- Beautifully Appointed Gardens
- Summer House & Outbuilding
- Cozy Open Fire
- Council Tax Band A
- EPC Rating D

14 Simpson Crescent is a charming three-bedroom semi-detached family home nestled in the picturesque coastal village of Helmsdale. This bright and inviting property offers a fantastic opportunity for first-time buyers, growing families, or those seeking a peaceful Highland retreat. Boasting spectacular sea views from both the front and rear aspects, the home perfectly combines comfortable village living with the dramatic beauty of the Sutherland coastline.

Inside, the property features a cozy sitting room centered around an open fire with a practical back boiler heating system, a spacious kitchen, and three well-proportioned bedrooms and a downstairs bathroom. Outside, the beautifully appointed front and rear gardens provide excellent outdoor living space, complete with a functional outbuilding and a delightful summer house.

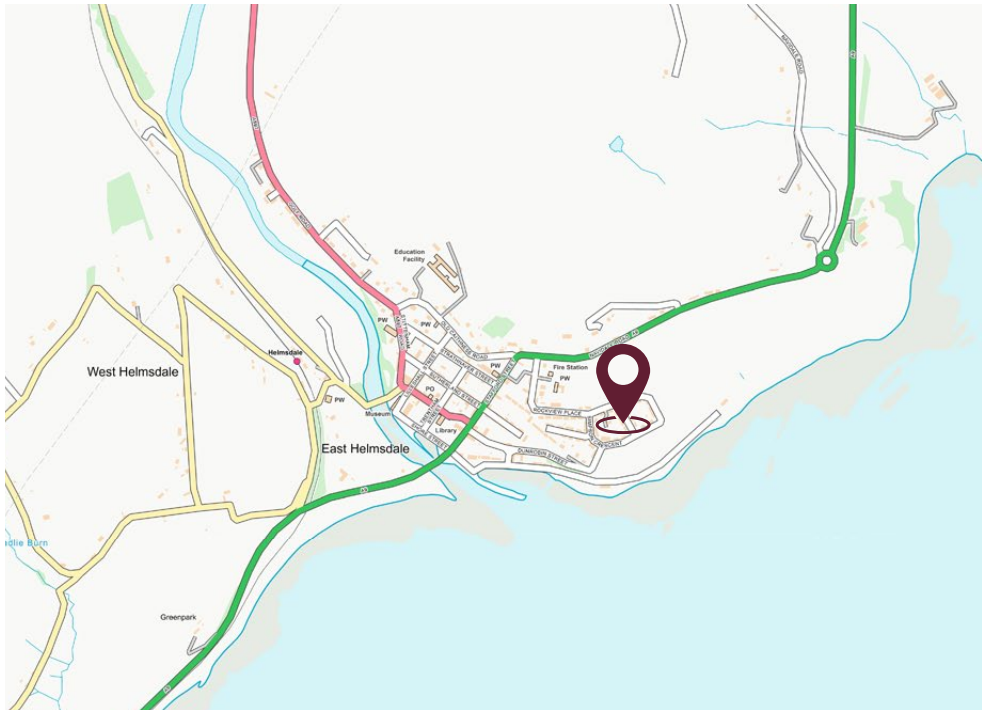
Ideally positioned for everyday convenience, the property sits within easy reach of Helmsdale's essential services, including a local nursery and primary school perfect for young families, a village health centre, and excellent transport links via the local train station and regular bus routes. Located within walking distance of Helmsdale's vibrant local amenities—including the renowned Timespan heritage hub—and just a short drive from the historic Dunrobin Castle, this property is truly a must-see to fully appreciate its location, convenience, and potential.

Viewings

To view, contact selling agent on 01862 892046 or Andrew on 07496 769994.



Downstairs Lobby	4.84m x 1.95m
Living Room	4.60m x 3.77m
Kitchen	4.60m x 2.70m
Bathroom	1.70m x 1.93m
Upper Lobby	1.97m x 3.91m
Principle Bedroom	4.65m x 2.75m
Bedroom 2	3.80m x 2.73m
Bedroom 3	3.79m x 2.83m



These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.

