



Simpson Crescent, Helmsdale, KW8 6LE

Offers Over £125,000

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Hamish
PROPERTY PROFESSIONALS



- Three-Bedroom End Terrace Family Home
- Bright Lounge With Feature Wallpaper Wall
- Three Double Bedrooms
- Modern Shower Room With Wetwall Panelling
- Double Glazed Windows Throughout The Property
- Externally Located Oil Central Heating System
- Timber Garden Shed With Felt Roof
- Detached Garage With Power And Lighting
- Front & Rear Gardens
- Peaceful Village Setting Near Coast

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Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



This two-storey end-terraced property offers comfy living space inside and out, with three double bedrooms, a detached powered garage and private enclosed gardens to the front, side and rear. Situated within an established residential development in Helmsdale, the home is just a short distance from local amenities and enjoys the benefits of a peaceful setting with practical day-to-day convenience.

Inside, the entrance hallway leads to a bright and welcoming lounge featuring cream painted walls, a textured light grey wallpaper feature wall with a grey carpet underfoot. An electric fire is mounted on the chimney breast, adding a cosy focal point, while natural light enters through both a front-facing and side window. Radiators are positioned by the door and beside one of the windows for consistent warmth.

The kitchen is a bright space, fitted with wooden base and wall units, dark-toned worktops and matching coloured splashbacks. The flooring is a dark laminate with a tile-effect finish with a stainless steel sink sitting beneath the rear window. There's space for a freestanding cooker and washing machine, providing all the basics for a practical family kitchen.

To the rear of the ground floor is a contemporary shower room featuring a chrome-edged corner shower cubicle with a direct hot water supply. Dark blue marble-effect wetwall panelling lines the shower and continues along the lower walls, contrasting with the soft grey wallpaper above. A white basin sits atop a compact storage cabinet while a modern toilet completes the room's practical layout.

A timber staircase with a plush grey carpet underfoot and wooden handrail on the wall, leads to the upper landing, where three double bedrooms offer comfort and flexibility. The largest of the three bedrooms is a generously sized double. Twin windows on separate walls bring in plenty of natural light, while the dark grey carpet and striped wallpaper add a sense of warmth and style. A radiator is positioned near the door while a recessed alcove with built-in shelving provides a charming focal point whether for books, keepsakes or valuable items. The second bedroom is another double, decorated in cream tones with a bold striped feature wall in red and neutral shades. Two square windows on separate walls allow for natural light while a radiator provides warmth and comfort. Underfoot is a vibrant red carpet while a built-in wardrobe with sliding mirrored doors offers generous storage while helping to reflect light and enhance the sense of space.

The third bedroom is decorated in soft neutrals with a playful and colourful trucks-and-lorries wallpaper on one wall. Two side-by-side windows let in natural light, while a built-in wardrobe with wooden louvred doors and a radiator near the entrance complete the space.

Windows and doors throughout are uPVC double glazed, with timber fascia and soffits. Heating and hot water are provided by an externally located oil-fired boiler connected to radiators throughout and a hot water cylinder located upstairs.

Outside, the front garden is laid with stone chips for easy maintenance, with a small paved section near the front door. To the side, a large paved area sits in front of the detached garage and is enclosed by timber fencing, making it an ideal space for safe and private off-street parking. The garage is of timber construction under a pitched roof with metal sheeting and includes both an electrically operated roller vehicle door and a separate timber pedestrian door. Lighting and power are installed, making it suitable for use as a workshop, hobby space or home gym.

The rear garden is triangular in shape and mostly laid to lawn, with a paved path leading from the back door to the end of the plot. A timber shed with a felt roof is also included, offering further practical storage space.

With its generous garden space, detached powered garage and three double bedrooms, this is a home that offers practicality, comfort and room to grow. Ideal for a range of buyers seeking a well-maintained property in a scenic Highland setting, early viewing is highly recommended. Contact Hamish Homes to book your private appointment today!

About Helmsdale

Helmsdale, a picturesque village on the north-east coast of Scotland, is a hidden gem known for its rich history, stunning landscapes and welcoming community. Situated along the A9, Helmsdale lies between Inverness, about 68 miles to the south, and Wick, around 36 miles to the north, making it a convenient base for exploring the Highlands while enjoying a peaceful village lifestyle.

Helmsdale boasts a range of local amenities, including shops, a post office, cafes and restaurants, offering everything you need for day-to-day living. The village is also home to Helmsdale Primary School, providing quality education for young children, while secondary education is available in nearby Golspie, just 17 miles away.





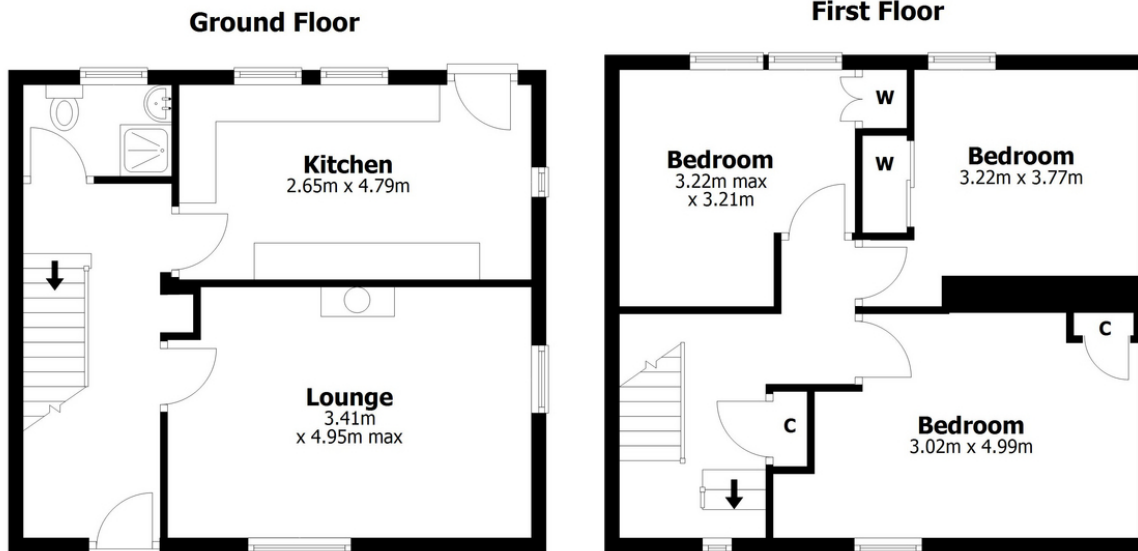
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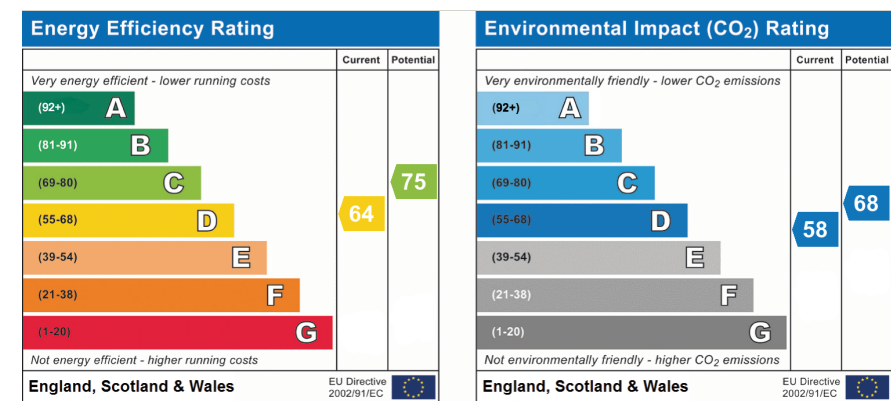
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