

ERRACHT, EVELIX, DORNOCH, SUTHERLAND



LIVINGROOM, KITCHEN/DINER, UTILITY ROOM, SIX BEDROOMS,
(MASTER EN-SUITE), KITCHENETTE, BATHROOM, SHOWER ROOM.

GENERAL DESCRIPTION

Erracht is a spacious and stylish property set in a pleasant location on the outskirts of Dornoch enjoying views over the surrounding countryside. Built to a high specification in 2001 and set in generous garden ground, the property offers well proportioned rooms with excellent storage facilities and benefits from oil fired central heating and full double glazing with the addition of a gas fire in the lounge. The landscaped garden features a secluded decked patio to the side of the property creating an ideal setting for outdoor entertaining. Only by viewing can this property and its excellent position be truly appreciated.

OFFERS OVER £310,000.00

LOCATION

Evelix lies approximately 2 miles from the Royal Burgh of Dornoch in East Sutherland. Famous for its Cathedral and Championship Golf Course. Dornoch offers a wide range of local facilities including Shops, Bank, Primary and Secondary Schools, Hotels, Restaurants, Doctors and Dental Surgeries. Sports facilities include in addition to the Championship Golf Course a second 18 hole course plus squash, tennis, bowls and football. Inverness the Highland Capital is an easy day's round trip away across much improved roads and offers a comprehensive range of services including main line Train Station, General Hospital and Airport.

DIRECTIONS

On the A9 travel North past the turn off for Dornoch. Take the first left past the Evelix Filling Station signposted Astle. Follow this road for approximately half a mile and Erracht is the middle house of three situated just off the road on the left hand side.

ACCOMMODATION

Entrance through wooden door with glazed side panel to:

VESTIBULE

1.91m x 1.85m (6'1" x 5'11")

Wood flooring. Centre light. 15 pane glazed doors into hall and utility room.

HALL

The spacious hall gives access to all ground floor rooms. Double linen cupboard with slatted shelving. Wood

flooring. Two radiators. Attractive pine staircase to first floor. Under stair storage cupboard.

UTILITY ROOM

4.13m x 2.25m (13'6" x 7'4")

Fitted with wall and base units incorporating a stainless steel single sink and drainer with mixer tap. Tiled splashback. Plumbed for washing machine. Central heating boiler. Extractor fan. Coat hooks. Rear facing window. Tiled flooring. Radiator. Door into:

KITCHEN/DINER

7.50m x 3.70m (24'7" x 12'1")

Open plan kitchen/diner with sliding doors out to a decked patio. The kitchen is fitted with quality wall and base units incorporating a 1.5 stainless steel sink and drainer, Eye level double oven and built in hob. Breakfast bar. Plumbed for dishwasher. Work surface with tiled splashback. Rear facing window. Laminate flooring. Radiator. Recessed lighting. Drop pendant light in dining area. Doors into utility room and hall.



LOUNGE

5.94m x 4.36m (19'6" x 14'4")

Glazed double doors lead into this delightful well proportioned, bright, airy room with triple aspect allowing views over the garden. A focal point of the lounge is the attractive fireplace with fitted gas fire. Two radiators. Front sliding doors out to patio. Wood flooring. Feature centre light. T.V. point. Telephone point.

MASTER BEDROOM

4.13m x 3.23m (13'6" x 10'7")

Spacious room with rear facing window. Carpet. Radiator. Fitted wardrobe with hanging rail and shelving. T.V. point. Door into en-suite shower room:

EN-SUITE SHOWER ROOM

2.47m x 2.34m (8'1" x 7'8")

Rear facing frosted window. WC, wash hand basin and spacious shower enclosure lined with aqua boarding and fitted with shower unit. Radiator. Recessed lighting. Extractor fan.

BEDROOM 2

3.57m x 3.27m (11'8" x 10'9")

Nicely proportioned room with front facing window overlooking the front garden. Wood flooring. Radiator. T.V. point.

BEDROOM 3

3.30m x 3.28m (10'10" x 10'9")

Front facing window with open views. Fitted double wardrobe with hanging rail and shelving. Carpet. Radiator. T.V. point.

BEDROOM 4

3.28m x 3.23m (10'9" x 10'7")

Front facing window with superb open views across the countryside. Two double wardrobes with hanging rail and shelving. Radiator. Large storage cupboard with shelving and double doors. T.V. point.

BATHROOM

3.25m x 2.34m (10'8" x 7'8")

Rear facing frosted window. Three piece suite comprising corner bath, wash hand basin and WC. Corner shower enclosure lined with aqua boarding and fitted with shower unit. Tiled flooring. Walls partially tiled. Recessed lighting. Extractor fan.



Attractive pine staircase to first floor.

LANDING

Bright landing with rear facing Velux window. Carpet. Two doors into floored loft space.





BEDROOM 5

4.95m x 4.42m (16`3" x 14`6")

Extremely spacious and bright double bedroom with side facing window allowing panoramic views across the countryside. Four Velux windows. Radiator. Coomb ceiling. T.V. point.

BEDROOM 6

3.08m x 2.30m (10`1" x 7`6")

Single bedroom with front facing Velux window with fitted blind. Radiator. Double doors into storage area. Small door into floored loft space. Coomb ceiling. T.V. point.

KITCHENETTE

2.25m x 1.59m (7`6" x 5`2")

Comprising stainless steel single sink and drainer. Work surface with aquaboarding behind and storage space under. Vinyl flooring. Front facing Velux window.

SHOWER ROOM

2.85m x 1.74m (9`4" x 5`7")

WC, wash hand basin and shower enclosure lined with aquaboarding. Vinyl flooring. Rear facing Velux window. Radiator. Recessed lighting. Extractor fan.

GARDEN

The property sits in generous garden ground. The area to the rear and side of the property has been gravelled for easy maintenance. The large front garden has been laid to lawn. There is a gravelled parking area to the rear of

the property allowing parking for several vehicles. Timber shed. Oil tank. There is an additional stretch of ground opposite the property.

COUNCIL TAX BAND

Band 'F'

POST CODE

IV25 3NH

SERVICES

Mains water and electricity. Drainage is to a septic tank. Telephone.

VIEWING

Contact the selling agents

ENTRY

By Arrangement

PRICE

Offers over £310,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

These Particulars do not constitute an offer or contract and while believed to be accurate are not guaranteed. Purchasers offering will be held to have satisfied themselves as to the extent and condition of the subjects of sale as to which no warranty is given or is implied either from these Particulars or from any advertisement for sale of the subjects or otherwise. Any appliances included have not been tested, therefore are not warranted.