



BURNSIDE, SHORE ROAD DORNOCH IV25 3LS

GREATLY BELOW VALUATION



Substantial Detached Traditional Stone Built Villa

- » ENTRANCE VESTIBULE
- » HALL
- » LOUNGE
- » DINING ROOM
- » POTENTIAL FAMILY ROOM
- » KITCHEN
- » 6 / 7 BEDROOMS
(2 EN-SUITE)
- » BATHROOM
- » POTENTIAL EN-SUITE
- » GAS CENTRAL HEATING
- » DOUBLE GLAZING
- » GARAGE
- » OUT BUILDINGS
- » GARDEN

OFFERS OVER £250,000

YORK HOUSE
20 CHURCH STREET
INVERNESS

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DESCRIPTION

This detached villa is a traditional stone built property offering substantial accommodation set in a good sized garden off the main thoroughfare. Previously used as a guest house and in need of attention, this property has the potential to be a large family home or, with some work, and any necessary local authority consents, could be adapted for use as a bed and breakfast. Benefiting from gas central heating (LPG) and double glazing, there is a detached garage and out buildings to the side. This is an ideal project for someone allowing the opportunity to acquire a large property, which can be upgraded and finished to your own tastes.

LOCATION

Centrally located, yet set quietly off the main thoroughfare in the Royal Burgh of Dornoch, a place of great historic interest with Dornoch Cathedral (founded in 1224), the court house (built 1850) and the old jail (now an up-market gift shop). Local services are plentiful and include several hotels, tea rooms, antique shops, bank and general stores. The primary school is adjacent to the secondary school, both highly regarded and within easy walking distance of the development. The sandy beach is a short walk away as is the 18 hole Championship Golf Course (consistently rated within the top 20 courses in the world) and there are many other activities on offer including football, bowling, horse riding, squash, tennis and table tennis. The exclusive Skibo Castle sits just outside Dornoch and is home to the Carnegie Golf and Country Club. Dornoch is nestled between the Dornoch Firth and Loch Fleet nature reserve, a haven for birds and wildlife. There are forest walks available and the Sutherland Hills are a short drive for those wanting more of a challenge. Some 45 miles north of Inverness, there is a regular bus service and Dornoch has its own grass airstrip.



DIRECTIONS

Follow the A9 north from Inverness crossing over the Dornoch Firth and turning right where indicated into the town (A949). Follow the road into the town centre and take the first road on the right after passing The Jail, which is Shore Road (last road to the right before the T-junction and sign posted for the Historylinks Museum). Follow the road along and Burnside is the 2nd house on the left and will be clearly sign posted.

ACCOMMODATION

ENTRANCE VESTIBULE

**2.62m x 2.14
(8'7" x 7'0") approx**

The front door with small glazed panels opens from the garden to the vestibule. Vinyl flooring. Pendant ceiling light. Doors to the lounge and dining room and door with glazed panels and glazed side panels to the hall.



LOUNGE 4.63m x 3.92m (15'2" x 12'10")
at longest & widest excluding recesses

Set to the front of the property, this is a spacious room with window overlooking the garden. Wooden floor boards. Ceiling mounted spotlight and three wall lights. Radiator. Recessed area with shelving. Corner wall shelving. Brick open fireplace with wooden mantel. Door to vestibule.

DINING ROOM 4.27m x 3.99m narrows to 3.19m
(14'0" x 13'1" – 10'6")

This is another good sized room with double aspect windows to front and side. Wooden floor boards. Pendant ceiling light and three wall lights. Radiator. Recessed display area with doors to shelved storage below. Hatch to kitchen. Door to vestibule.

HALL

Accesses via the vestibule with staircase leading to upper accommodation and door to an inner hall accessing what would have once been the owner's accommodation when the property was run as a guest house. Wooden floor boards. Radiator. Wall shelving. Ceiling mounted spotlight and wall light. Door to under-stair cupboard with light. Telephone point. Telephone point.

INNER HALL

The L-shaped hallway has doors leading to the kitchen, side vestibule, potential family room and ground floor bedroom. Door to walk-in storage cupboard.

KITCHEN 3.53m x 3.44m (11'7" x 11'3") approx

Fitted with wall and base mounted cupboards incorporating large gas cooking range, wall mounted grill and double stainless steel sink with drainer. Some wall tiling. Fluorescent strip light. Windows to the side with roller blind fitted. Recessed shelving. Vinyl flooring. Small stainless steel wash hand basin. Hatch to dining room.

SIDE VESTIBULE

Accessed via the inner hall, this vestibule has a stable door with glazed panels opening to the side garden area. Vinyl flooring. Coat hooks. Pendant ceiling light.

FAMILY ROOM 4.51m x 2.89m (14'10" x 9'6")
approx

Pendant ceiling light. Deep recessed windows with vertical blinds fitted to side and rear. Television aerial point. When used as a guest house, this room would have been the owner's private lounge. Opening to:-

POTENTIAL BEDROOM 3.15m x 2.56m
(10'4" x 6'5") approx

This room has been stripped back to the stonework with two windows to the side. Open framework separates this room from the potential en-suite. Door to the ground floor bedroom.

POTENTIAL EN-SUITE 3.15m x 1.96m
(10'4" x 6'5") approx

One wall in this area has been taken back to the bare stone and this room is separated from the connecting potential bedroom by open framework (ie no partition wall in place). Recessed area with louvre doors below to shelved storage and further shelving to side.

GROUND FLOOR BEDROOM 4.58m x 4.00m
(15'0" x 13'1")

unusual shaped room so measurements very approx
Set with high level window to the side, this room would be equally suitable as a family room or play room if preferred. Pendant ceiling light. Television aerial point. Door to walk-in storage room with shelving. Door to inner hall. Door to potential bedroom.

And on the First Floor

From the hallway the staircase with banister and handrail leads up with window to the rear to the LANDING: Long L-shaped landing with doors accessing 5 bedrooms, a boiler room and bathroom. Radiator. Windows to the side. Fire exit door to external staircase. Four pendant ceiling lights. Eye level cupboard housing the electric meter and fuse boxes.

ROOM 1 3.92m x 3.54m (12'10" x 11'7")

Wooden floorboards. Pendant ceiling light. Radiator. Window to the front overlooking the garden. Doors to en-suite w.c. and shower.

EN-SUITE W.C. 2.23m x 0.88m (7'4" x 2'11")

Pale coloured w.c. and wash hand basin with tiled splash-back. Wall mounted mirror and shelf. Electric towel warmer. Ceiling light.

EN-SUITE SHOWER 1.56m x 0.88m
(5'1" x 2'11") at widest

Tiled shower cubicle. Ceiling light. Corner wall shelf.

ROOM 2 3.10m x 2.71m (10'2" x 8'11")
longest & widest excluding window

Wooden floor boards. Pendant ceiling light. Window to the front overlooking the garden. Vanity wash hand basin with tiled splash-back and mirror and light incorporating shaver point above. Radiator.

ROOM 3 4.28m x 2.51m widens to 3.20m
(14'1" x 8'3" – 10'6")

Wooden floor boards. Pendant ceiling light. Door to narrow fitted wardrobe with hanging rail and shelf. Radiator. Sliding door to en-suite. Recessed shelving. Windows to front and side.

EN-SUITE SHOWER ROOM 2.11m x 0.90m
(6'11" x 2'11")

Tiled shower cubicle. Wash hand basin with tiling around and wall mounted mirror and light incorporating shaver point above. Ceiling light. Vinyl flooring.

ROOM 4 3.35m x 2.80m (11'0" x 9'2")

Wooden floor boards. Hatch to loft. Wall mounted shelf. Wall light. Wash hand basin with tiled splash-back and shelf and light incorporating shaver point above. Three Velux windows. Double doors to corner fitted wardrobe with hanging rail. Radiator.

ROOM 5 3.60m x 3.44m (11'10" x 11'3")

Wooden floor boards. Recessed windows to front and side with venetian blinds fitted and shelving below. Wash hand basin with tiled splash-back, mirror and light incorporating shaver point above. Radiator. Pendant ceiling light.

BOILER ROOM **1.69m x 0.80m**
(5'7" x 2'7")

Small room with light housing the heating boiler and a small wash hand basin with tiled splash-back. Wall mounted mirror. Wooden floor boards.

BATHROOM

This is an unusual shaped room, fitted with a peach coloured suite incorporating bath with curtain and rail above, w.c. and wash hand basin with tiled splash-back, mirror and light incorporating shaver point above. Pendant ceiling light. Ceiling hatch. Opaque window to the rear. Radiator and electric heated towel warmer.

GARAGE **6.87m x 3.59m**
(22'6" x 11'9") approx

The large garage is set to the side with big sliding door allowing vehicle access and pedestrian door to the back accessing a courtyard at the side of the house. Power and light.

**GARDEN**

The majority of the garden is set to the front of the property and is laid to gravel bordered by grass and mature plants and trees. The



side garden is laid to grass with rotary clothes dryer and the other side of the house is more of a courtyard. Out buildings provide external storage.

HEATING

The property benefits from LPG (gas) central heating. The tank has been sunk into the garden at the side.

GLAZING

The property is mostly double glazed with the exception of the external doors and the window on the staircase which are single glazed.

EXTRAS

The cooking range and grill are included in the sale price.

COUNCIL TAX

The current council tax banding on this property is band F. You should be aware that this may be subject to change upon the sale of the property.

SERVICES

The subjects benefit from mains electricity and water. Drainage is to the public sewer.

VIEWING

Contact Anderson Shaw & Gilbert Property Dept on 01463 253911 to arrange an appointment to view.

ENQUIRIES

For further particulars apply to Anderson Shaw & Gilbert, Solicitors and Estate Agents, York House, 20 Church Street, Inverness IV1 1ED.

Tel: (01463) 236123. Fax: (01463) 711083
E-MAIL: lburns@solicitorsinverness.com



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THE PROPERTY MISDESCRIPTIONS ACT 1991

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale.

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 what it included in the sale.

