

***DUNEDIN, EARL'S CROSS ROAD,
DORNOCH, SUTHERLAND, IV25 3PJ***



For sale by private treaty, detached dwellinghouse, located in a quiet residential area close to the heart of the Royal Burgh of Dornoch in East Sutherland. It should be noted that the house is of “non traditional”, mainly wooden construction, but has been fully fitted with UPVC double glazing. The property has a generous area of garden ground and the furnishings and fittings area available by separate negotiation.

Accommodation: L-shaped hall, sitting room, 2 bedrooms, bathroom, kitchen, dining room and rear hallway. All carpets and fitted floor coverings included. There is space for the erection of a garage subject to planning and building control consent being obtained.

Entry: By arrangement.

Viewing: Strictly by appointment through the subscribers

Price: Offers over £85,000 in Scots Legal Form are invited.

HSPC Ref No: 46981

EPC Rating: E

ACCOMMODATION COMPRISES:

L-SHAPED HALL: 3.65M X 1.19M, 2.22M X 1.10M

L-shaped hall with a UPVC front door, boot rack, one storage cupboard with shelves, one airing cupboard, telephone point, single power point, night storage heater.

SITTING ROOM: 3.52M X 4.65M

Front facing room with night storage heater, UPVC double glazed window, electric fire with wood mantel and surround, TV point, telephone point, three single and one double power points.



BEDROOM ONE: 3.55M X 3.32M

Front facing room with UPVC double glazed window, panel heater, wall light, one double and one single power points.



BEDROOM TWO: 3.30M X 3.54M

Rear facing room with UPVC double glazed window, panel heater, three single power points and wall mirror.



BATHROOM: 2.30M X 1.70 PLUS
ENTRANCE

Vinyl floor, white suite consisting of WC, wash hand basin, bath, UPVC double glazed window, heater light, Redring Zeta Profile electric shower over bath with curtain, heated towel rail, wood fitments including shelves and vanity unit.



KITCHEN: 3.48M X 3.56M

Vinyl floor, partial tiling, sink with single drainer, two double floor units, shelved cupboard, night storage heater, LG refrigerator, Flavel Milano E60 electric cooker, Candy automatic washing machine and microwave are included, three single and two double power points, strip light, water heater control.



DINING ROOM: 2.53M X 2.40M

Vinyl floor, four double candle wall lights, three single power points, UPVC double glazed window.



REAR PORCH: 2.34M X 0.92M

Door to garden, shelving, heating coil for drying.

Garden Ground: The garden ground is mainly under grass with a paved pathway and gravelled area around the house and creating a driveway and parking area. The front of the property is enclosed with a wall and on the other side by fencing.

SERVICES:

Mains water and drainage, electricity available subject to agreement with supplier, fitted for a telephone service but this has been disconnected,

OTHER FEATURES:

All carpets fitted floor coverings are included. All curtains and blinds included. Kitchen utilities included. The remaining furnishings are available by separate negotiation.

LOCATION:

This property is located on Earl's Cross Road within easy walking distance of the Royal Burgh of Dornoch in East Sutherland. Located approximately 40 miles North of Inverness, Dornoch is famous for its Cathedral and Internationally renowned Championship Golf Course. The Burgh offers local facilities, including doctors and dental surgeries, bank, hotels, restaurants, Co-operative and Nisa supermarkets and Primary and Secondary Schools. In addition to the Championship course, the Burgh has a second 18 hole golf course, squash courts, tennis court and bowling green. Further fine golf courses are available in Golspie, 12 miles North and Tain 9 miles South. The surrounding hinterland of East Sutherland offers a wide range of country pursuits including walking, stalking, shooting, fishing, climbing and pony trekking. The area benefits from the mild micro climate of the inner Moray Firth and the scenery is accepted as being amongst the finest in Britain. Inverness, the Highland Capital, is an easy day's round trip away across much improved roads and offers comprehensive services including main line train station, airport and general hospital.

VIEWING:

Strictly by appointment through the subscribers

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To whom all Offers in Scots Legal Form should be submitted

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