

FIRTHVIEW, EVELIX ROAD, DORNOCH, SUTHERLAND, IV25 3HR



LIVING ROOM, SITTING ROOM, KITCHEN, TWO BEDROOMS, BATHROOM. ATTACHED GARAGE.

Enjoying a south facing, elevated position, commanding superb panoramic views across countryside to the Dornoch Firth, Firthview is a detached bungalow set on a generous sized plot in attractive garden grounds. Located just outside the town centre, Firthview is still within walking distance to all amenities including the famous Royal Dornoch Golf Club and award winning beach. In need of some renovation and modernising the property benefits from nicely proportioned and bright rooms throughout and enjoys oil fired central heating with the addition of open fires in both the living room and sitting room. Externally the gardens are private and secluded and a driveway allows for off street parking and leads to the attached garage. Only by viewing can this property and its excellent location and superb open views be truly appreciated.

OFFERS OVER £350,000.00



LOCATION

Enjoying a pleasant location within this historic Cathedral town, Firthview is well positioned to enjoy the recreational and sporting facilities on offer, most notably the Royal Dornoch Golf Club, ranked amongst the top courses in the world. Dornoch also provides a wide range of amenities including a variety of shops, hotels, service businesses, medical centre and dental practice. Education facilities include play group, nursery, primary and secondary schools.

DIRECTIONS

As you come into Dornoch off the A9, pass Dornoch Academy and Dornoch Primary, and Firthview is the 4th house on the left hand side.

ACCOMMODATION

Entrance through frosted glass double doors into:

VESTIBULE

2.02m x 1.17m (6'7" x 3'10")

Parquet flooring. Door into

L-SHAPED HALL

Spacious, L-shaped hall, giving access to all living accommodation. Door into storage cupboard. Carpet. Two radiators. Hatch to large loft space.

LIVING ROOM

9.14m x 4.17m (30' x 13'8")

This extremely spacious and bright room enjoys a south facing aspect taking full advantage of the superb panoramic views across countryside towards the Dornoch Firth and hills beyond. The open fire set in a tiled fireplace provides an attractive focal point. Carpet. Radiator. Curtains. There is an opening through to a practical dining area which has a side facing window and radiator.

SITTING ROOM

5m x 3.55m (16'5" x 11'8")

Nicely proportioned room with south facing aspect again enjoying spectacular views across countryside towards the Dornoch Firth and hills beyond. This room can be accessed from the main hall or the kitchen. Carpet. Curtains. A feature of this room is the open fire set in a tiled fireplace. Radiator. Door to kitchen.

KITCHEN

4.71m x 2.90m (15'5" x 9'6")

Fitted with a generous number of wall and base pine units incorporating a single sink and drainer with mixer tap. Built-in electric hob and oven with integrated extractor above, integrated fridge. Plumbed for washing machine and dishwasher. Tiled flooring. Radiator. Space for table and chairs. Tiled splash-back. Side facing window. Curtains. Door out to back garden.

BEDROOM 1

4.52m x 3.67m (14'10" x 12')

Spacious and bright room enjoying a south facing aspect, again taking full advantage of the stunning open views to the Dornoch Firth. Carpet. Radiator.

BEDROOM 2

3.63m x 2.76m (11'11" x 9'1")

Nicely proportioned room with rear facing window enjoying views over the garden. Carpet. Curtains. Radiator.

BATHROOM

2.95m x 1.97m (9'8" x 6'5")

3-piece coloured suite comprising WC, wash hand basin and bath. Rear facing window. Curtains. Tiled flooring. Radiator. Tiled splash-back. Fitted wall mirror. Wall and ceiling lights. Two fitted glass wall shelves. Fitted towel holder.

ATTACHED GARAGE

Up and over door with power and light.

GARDEN

The property benefits from charming and beautifully landscaped front and rear gardens which have been well planned to produce a large variety of mature trees, hedges, flower beds and shrubs providing plenty of colour throughout the summer months. A driveway/parking area at the front allows for off street parking.

INCLUDED

All carpets, curtains and blinds.

COUNCIL TAX BAND

Band 'E'

EPC

Band 'E'

POST CODE

IV25 3HR

SERVICES

Mains water, electricity and drainage.

VIEWING

Contact the selling agents

ENTRY

By Arrangement

PRICE

Offers over £350,000.00 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. Offerers by 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.

