

2 BRIDGE STREET, DORNOCH, SUTHERLAND, IV25 3SQ



LIVING ROOM, KITCHEN/DINING AREA, FOUR BEDROOMS, SHOWER ROOM, WC.

This four bedroom, mid-terraced property is set in a prime central location in Bridge Street and is located within the Dornoch Conservation Area. The property is a short walk to the famous Royal Dornoch Championship Golf Course, award winning beach and all local amenities. Offering excellent accommodation over two floors, this comfortable family home does require renovation and modernising but enjoys nicely proportioned and bright rooms throughout. On the ground floor there is a bright kitchen with dining area, living room with open fire, ground floor bedroom with open fire and shower room. There are a further three bedrooms and WC on the first floor. The property benefits from partial secondary glazing with double glazed windows to the kitchen. Heating is by way of electric storage heaters. Externally there is a fully enclosed garden to the rear with a gravelled driveway providing off street parking. Only by viewing can this property and its central location be truly appreciated.

OFFERS OVER £240,000.00



LOCATION

The property is centrally situated in the Royal Burgh of Dornoch – an attractive historic Cathedral town – and is well positioned to benefit from the recreational and sporting facilities on offer. Most famous of these is The Royal Dornoch Golf Course ranked number 2 of courses in the world. Dornoch also provides a wide range of facilities including a variety of shops, hotels, service businesses and garages. Education facilities in Dornoch include playgroup, nursery, Primary and Secondary schools.

ACCOMMODATION

Entrance through half glazed double doors into:

PORCH

1.76m x 0.83m (5'9" x 2'8")

Glazed on three sides. Ceiling has been lined with pine wood panelling. Double doors lead through to the main entrance hall.

ENTRANCE HALL

Access is given to living room, kitchen/diner, ground floor bedroom and shower room. Wood flooring. Wall mounted coat hooks. Wall and ceiling lights. Wooden pine staircase leads up to the landing. Electric storage heater.

LIVING ROOM

4.60m x 3.42m (15' x 11'2")

Nicely proportioned room with front facing window with wood panelling and secondary glazing. An open fire with wood surround provides an attractive focal point. Shelved recess. Electric storage heater. Wall lights.

KITCHEN/DINING AREA

4.57m x 3.23m (15' x 10'7")

The kitchen is fitted with a generous number of wall and base units incorporating a 1.5 coloured sink and drainer with mixer tap. Space for a free standing cooker, washing machine and tumble drier. Wall and ceiling lights. Half glazed UPVC door leads out to the rear garden.

GROUND FLOOR BEDROOM

4.33m x 3.35m (14'2" x 11')

Nicely proportioned room with front facing window with wood panelling and secondary glazing. A feature of this room is the open fire with wood surround and Caithness slate hearth. Wood flooring.

SHOWER ROOM

2.92m x 2.04m (9'7" x 6'8")

Comprising WC, wash hand basin and shower cubicle fitted with a mains shower unit and lined with wet wall panelling. Rear facing window with roller blind. Walls have been partially tiled. Door into under-stair storage cupboard housing the hot water tank. Heated towel rail. Electric storage heater.

From the front entrance hall, a pine staircase leads up to the first floor landing

LANDING

Access is given to 3 bedrooms and WC. Hatch to loft. Wood flooring. Front facing window looking out over towards High Street and The Square. Wall mounted electric meter and fuse box.

BEDROOM 2

4.75m x 3.41m (15'5" x 11'2")

Nicely proportioned room with front facing window, fitted with roller blind. Wood lined coomb ceiling. Open fireplace with wood surround. Electric panel heater.

BEDROOM 3

3.96m x 3.41m (13'3" x 11'2")

Front facing window. Part coomb ceiling. Wood flooring. Electric panel heater. Wash hand basin. Walk-in wardrobe.

BEDROOM 4

3.26m 1.91m (10'8" x 6'3")

Rear facing window with wood panelling. Laminate flooring. Part coomb ceiling. Electric storage heater.

WC

1.45m x 0.84m (4'9" x 2'9")

Comprising WC and wall hung wash hand basin. Extractor fan. Wall light.

GARDEN

The fully enclosed garden lies to the rear of the property and is laid to lawn with a variety of mature shrubs and bushes. A gravelled driveway provides off street parking.

COUNCIL TAX BAND

Band 'C'

EPC BAND

Band 'F'

POST CODE

IV25 3SQ

SERVICES

Mains water, electricity and drainage.

VIEWING

Contact the selling agents

ENTRY

By Arrangement

PRICE

Offers over £240,000.00 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.

