

3 CASTLE STREET, DORNOCH, SUTHERLAND IV25 3SR



SUN PORCH, LOUNGE, LIVING ROOM, KITCHEN, FOUR BEDROOMS, SHOWER ROOM, WC. ATTACHED SINGLE GARAGE. ATTACHED SHED.

Situated off Castle Street by a shared lane, this 4 bedroom property, which was built circa 1900 with later extension in the late 1960s, comprises an end terraced one and a half storey extended cottage with attached garage and is a short walk to the Royal Dornoch Championship Golf Course and award winning beach. The property enjoys a peaceful location and offers excellent accommodation set over two floors. This comfortable family home does require some upgrading and modernising but enjoys generously proportioned and bright rooms throughout comprising on the ground floor: lounge, living room, kitchen, WC and sun porch with four bedrooms and shower room located on the first floor. Externally, there is an easily maintained garden which is laid to lawn and garage providing off street parking. This property would make an ideal family home but could also have business potential. Only by viewing can this property and its quaint central location be truly appreciated.

OFFERS OVER £275,000.00



LOCATION

The property, which has easy access off Castle Street, 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 timber door into:

SUN PORCH:

2.41m x 2.33m (7'10" x 7'8")

Glazed on three sides with external door leading out to the front of the property. Deep display sills. Laminate flooring. Ceiling light. Radiator. Door leads into the main entrance hall.

ENTRANCE HALL

Access is given to lounge and living room. Double louvre doors lead into a spacious walk-in under-stair storage area which has light and fitted coat hooks. Carpet. Radiator. Telephone point. Corner shelf.

LOUNGE:

4.36m x 3.52m (14'4" x 11'6")

The lounge which can be accessed via the kitchen or main entrance hall is a nicely proportioned and bright room and enjoys a front facing window, deep display sill and fitted vertical blinds. A built-in Fyfe stone fireplace, including TV shelf, tiled hearth, and wood mantel provides an attractive focal point. Carpet. Radiator. Ceiling light.

LIVING ROOM:

4.42m x 3.50m (14'6" x 11'5")

Nicely proportioned room enjoying front facing window with deep display sill and fitted venetian blind. Electric meter and fuse box in cupboard under window. Recess with glass shelving and built-in cupboard. A further fireplace has been closed off and panelled over. Ceiling light. Radiator. Carpet.

KITCHEN:

4.64m x 2.33m (15'2" x 7'7")

Enjoying a double aspect, this bright kitchen, which can be accessed from the inner hall or lounge is fitted with a number of wall and base units incorporating an electric hob and oven with integrated extractor fan above. Sink and drainer with mixer tap. Tiled splash-back. Integrated fridge. Door leads into a large walk-in, under-stair storage area with light and fitted shelving. Radiator. Laminate flooring.

From the entrance hall a carpeted staircase leads up to the landing.

LANDING

Allows access to two bedrooms and shower room. Hatch to loft. Rear facing Velux.

BEDROOM 1:

4.42m x 3.43m (14'5" x 11'3")

Nicely proportioned room with front facing window fitted with vertical blinds. Built-in bedroom furniture provides excellent storage. Wall and ceiling lights. Carpet. Radiator.

BEDROOM 2:

4.40m x 2.94m (14'5" x 9'8")

Another nicely proportioned room with front facing window. Fitted vertical blinds and deep display sill. Built-in bedroom furniture again provides excellent storage. Built-in dressing table with wall mounted mirror. Radiator.

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.

SHOWER ROOM:

1.89m x 1.66m (6'2" x 5'5")

This fully tiled shower room is accessed through a sliding door and comprises WC, vanity wash hand basin, with cupboard under, and shower cubicle, which is fitted with an electric Triton shower unit. Front facing window. The ceiling has been lined with pine wood panelling. Radiator. Fitted towel rail. Ceiling light. Fitted wall cabinet.

INNER HALL

A further external door from the front of the property leads into an inner hall allowing access to WC and kitchen. Door into cupboard housing the oil fired central heating boiler. Carpeted staircase leads up to two further bedrooms. Radiator. Laminate flooring. Ceiling light. Fitted coat hooks.

WC:

3.40m x 1.96m (10'2" x 6'5")

Comprising WC and wash hand basin. Rear facing opaque window with deep display sill. Plumbed for washing machine and shower cubicle. Fitted shelving. Radiator.

Stairs from the inner hall lead up to:

LANDING

Access to two further bedrooms. Front facing window fitted with vertical blinds. Carpet.

BEDROOM 3:

5.29m x 2.32m (18'7" x 7'7")

Front facing window fitted with vertical blinds. Carpet. Radiator. Door into cupboard.

BEDROOM 4:

4.30m x 3.53m (14'1" x 11'7")

Front facing window. Two double wardrobes with sliding doors. Radiator. Part coomb ceiling.

OUTBUILDINGS

Attached single garage with up and over door, power and light. There is also a garden shed within the garden grounds.

GARDEN

The garden, which lies to the front of the property, is laid to lawn for easy maintenance and is partially bounded by masonry walls.

COUNCIL TAX BAND

Band ' D '

EPC BAND

Band " E "

POST CODE

IV25 3SR

SERVICES

Mains water, electricity and drainage.

VIEWING

Contact the selling agents

ENTRY

By Arrangement

PRICE

Offers over £275,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

