

CHEADLE HOUSE FLAT, HIGH STREET, DORNOCH, SUTHERLAND, IV25 3SH



OPEN PLAN LIVING ROOM/KITCHEN, UTILITY ROOM, STUDY, THREE BEDROOMS, FAMILY BATHROOM, WC, STORE ROOM.

This three bedroom Apartment is positioned over a bookshop and is set in a prime central location in the High Street, within the centre of Dornoch, with the area forming part of the Conservation Area. The Apartment is within easy walking distance to Royal Dornoch Golf Club, award-winning beach and all local amenities. Offering deceptively spacious accommodation over two floors the Apartment does require renovation and modernising but enjoys generously proportioned and bright rooms throughout with the main living accommodation located on the first floor and two further bedrooms and WC on the second floor. Views over High Street and towards Dornoch Cathedral can be enjoyed from all front facing rooms. The Apartment benefits from partial double glazing and LPG central heating supplemented by a solid fuel stove in the living room. Externally the garden lies to the rear of the property and only by viewing can this Apartment and its central location be truly appreciated.

OFFERS OVER £155,000.00



LOCATION

The subjects, which are within the Conservation Area, are located in the town centre of Dornoch and affords ready access to all local facilities within the town. Dornoch offers a variety of recreational and sporting facilities the most famous being The Royal Dornoch Golf Course ranked amongst the top courses in the world. Dornoch also provides a wide range of facilities including a variety of shops, hotels, restaurants, coffee shops, hairdressers, medical centre and dental practice. Education facilities in Dornoch include playgroup, nursery, Primary and Secondary schools. The city of Inverness is approximately one hour's drive away via the A9. Inverness is the capital of the Highlands with many shops, restaurants, bars and great road, rail and air links.

ACCOMMODATION

Entrance through solid timber door into:

ENTRANCE HALL

Carpet. Rear facing window. Ceiling light. Steps lead up to a walk-in store room.

STORE ROOM:

3.10m x 2.01m (10'2" x 6'7")

Vinyl flooring. Fitted coat hooks. Ceiling light.

Stairs from the Entrance Hall lead up to the First Floor.

FIRST FLOOR LANDING

Access is given to open-plan living room/kitchen, utility room, bedroom, and bathroom. Cupboard housing the electric meter and fitted coat hooks. Door into shelved storage cupboard. A further door leads up to the second floor landing. Carpet. Rear facing window overlooking the garden. Two radiators. Recessed ceiling lights.

OPEN PLAN LIVING ROOM/KITCHEN:

5.27m x 4.79m (17'1" x 15'8")

3.71m x 2.40m (12'3" x 7'10")

Nicely proportioned and bright room enjoying front facing windows looking out on to High Street and across to Dornoch Cathedral. The living room benefits from a solid fuel stove set in a tiled fireplace with wood surround. Carpet. Radiator. A door leads into a generous sized walk-in store room with fitted shelving, ceiling light and radiator. A further door leads through to the study. The kitchen benefits from wall and base units and a breakfast bar separates the kitchen from the living room. Stainless steel sink and drainer with mixer tap. Built-in gas hob with extractor above. Eye level double oven. Front facing windows. Tiled splash-back. Radiator. Recessed ceiling lights.

STUDY:

5.40m x 2.65m (17'8" x 8'8")

Accessed from the living room this nicely proportioned room enjoys a front facing window with deep sill and shelved cupboard under. Curtains and roller blind. Radiator.

UTILITY ROOM:

3.62m x 2.03m (12'6" x 6'8")

Comprising triple bowl sink with mixer tap. Two slim wall cupboards with sliding doors. Plumbed for washing machine. Central heating boiler. Vinyl flooring. Rear facing window. Ceiling light.

BEDROOM 1:

5.85m x 3.38m (19'2" x 11'1")

Generous sized and bright room enjoying front facing window looking out onto High Street. Deep display sill. Two built-in double wardrobes with cupboards above. Wall mounted mirror. Carpet. Radiator. Ceiling light.

FAMILY BATHROOM:

2.78m x 1.99m (9'2" x 6'6")

Comprising WC, wash hand basin and bath with fitted hand held shower. Fully enclosed shower cubicle lined with wet wall panelling. The walls have been tiled to dado height. Fitted wall cabinet and mirror. Shaver socket and light. Wall mounted electric heater. Extractor fan. Side facing window. Extractor fan. Vinyl flooring. Radiator.

From the first floor landing a door leads up to the second floor

SECOND FLOOR LANDING

Access is given to two further bedrooms and WC. Door into cupboard with hanging rail. Rear facing Velux window. Carpet. Radiator. Two ceiling lights.

BEDROOM 2:

6.49m x 3.84m (21'3" x 12'7")

A generous sized room enjoying front facing window looking out on to High Street and across to Dornoch Cathedral. Two rear facing Velux windows. Carpet. Two Radiators. Coomb ceiling. Two ceiling lights. Hatch to loft.

BEDROOM 3:

3.79m x 3.50m (12'5" x 11'6")

Another bright room enjoying a front facing window and rear facing Velux. Carpet. Fitted wall shelving. Radiator. Coomb ceiling.

WC:

1.96m x 1.21m (6'5" x 3'11")

Comprising WC and wall hung wash hand basin. Tiled splash-back. Coomb ceiling. Extractor fan.

COUNCIL TAX BAND

Band 'D '

EPC

Band ' F '

POST CODE

IV25 3SH

SERVICES

Mains water, electricity and drainage.

VIEWING

Contact the selling agents.

ENTRY

By Arrangement

PRICE

Offers over £155,000.00 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.



GROSS INTERNAL AREA
FLOOR 1 13.2 m² FLOOR 2 113.7 m² FLOOR 3 40.2 m²
EXCLUDED AREAS - REDUCED HEADROOM 18.7 m²
TOTAL: 169.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

