

**28 SORLEY AVENUE, DORNOCH,
SUTHERLAND, IV25 3PA**



**OPEN PLAN KITCHEN/DINING/LIVING ROOM, SHOWER ROOM,
TWO DOUBLE BEDROOMS.**

This modern, well presented, first floor Apartment which was constructed by Springfield Homes in 2023 is located in a high quality residential development on the edge of the Royal Burgh of Dornoch and is only a 10 minute walk to all amenities including the world famous Royal Dornoch Golf Club and award winning beach. The Apartment offers a bright open-plan living room/kitchen/dining area with the bespoke kitchen including integrated appliances and USB sockets, two double bedrooms, both with built-in wardrobes and a shower room which enjoys a large walk-in shower with drying area and large heated towel rail. The entrance hall is spacious and is an ideal area for storing a pram, golf clubs or bike and the staircase is more than wide enough for a chair lift, therefore future proofing it for any older buyer. In excellent condition throughout the Apartment enjoys neutral décor and corner protectors on all walls. Central heating is provided by way of a hybrid air source heat pump and boiler to wall mounted radiators, proving very economical. With its convenient location, just a short walk from Dornoch, this property represents an ideal family home, holiday home or buy to let investment and viewing is highly recommended.

OFFERS OVER £162,000.00



LOCATION

The Apartment is located within the high quality Springfield Development, situated on the outskirts of Dornoch. 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, doctor surgery and dental surgery, hairdressers and beauticians. Education facilities in Dornoch include playgroup, nursery, Primary and Secondary schools.

ACCOMMODATION

ENTRANCE HALL

This spacious entrance hallway is bright and airy and ideal for storing a pram, bike etc. There are fitted coat hooks and a side facing window with roller blind. A door leads into a built-in storage cupboard with shelving housing the electric consumer unit. Non-slip vinyl flooring. The stairway, which leads to the first floor, allowing access to all accommodation and a spacious storage cupboard housing the hot water tank, has been carpeted and is ample wide enough for a chair lift, therefore future proofing it for any older buyer.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

Living area: 4.23m x 3.86m (13'10" x 12'8")
Diner/Kitchen: 3.38m x 3.14m (11'1" x 10'4")

Nicely proportioned and bright room enjoying two rear facing windows looking out over farmland fitted with vertical blinds allowing plenty of natural light to enter. The modern, well-appointed kitchen is fully fitted with a good selection of wall and base units, including drawers, and incorporates a built-in eye level microwave, electric oven and ceramic hob. Stainless steel extractor hood. Integrated washing machine, dishwasher, fridge freezer and central heating boiler. 1.5 stainless steel sink and drainer with mixer tap. Radiator. Non-slip vinyl floor on kitchen/dining area with carpet in living room. There are USB sockets in the living room and kitchen providing a convenient added extra.

BEDROOM 1:

3.38m x 2.93m (11'1" x 9'7")

Nicely proportioned room with side facing window enjoying open views over farmland. Double wardrobe with mirror sliding doors. Carpet. Radiator.

BEDROOM 2:

3.23m x 2.92m (10'7" x 9'7")

Side facing window again enjoying open views over farmland. Double wardrobe with sliding doors. Carpet. Radiator.

SHOWER ROOM:

2.23m x 1.80m (7'4" x 5'10")

Comprising wall hung vanity unit wash basin cabinet with two storage drawers, WC and fully tiled large walk-in shower cubicle with drying area, Glass shower screen. Shower curtain. The walls have been partially tiled. Non-slip vinyl flooring. Large ladder style heated towel rail. Opaque side facing window with deep display sill fitted with roller blind. Double shaver socket. Wall mounted cabinet. Extractor fan.

GARDEN

The property sits within a communal garden area laid to lawn with paved patio area. Double bicycle storage is located at end of the property.

COUNCIL TAX BAND

Band 'C'

EPC

Band 'C'

POST CODE

IV25 3PA

SERVICES

Mains water, electricity and drainage.

VIEWING

Contact the selling agents.

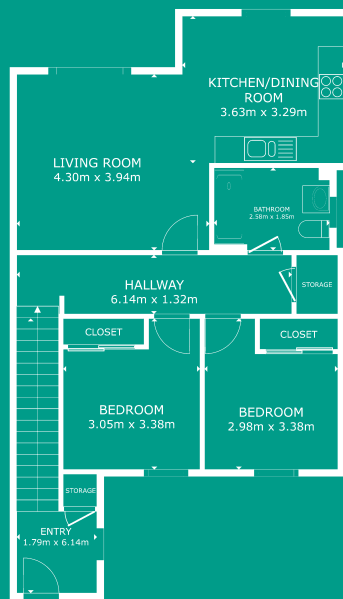
ENTRY

By Arrangement

PRICE

Offers over £162,000.00 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.



FLOOR PLAN