

BURGHFIELD COTTAGE, CNOC-AN-LOBHT, DORNOCH, SUTHERLAND, IV25 3HN



ENTRANCE HALL, INNER HALLWAY, LIVING ROOM, KITCHEN/DINING ROOM, BATHROOM, SHOWER ROOM, THREE BEDROOMS, STUDY.

Built in 1960 in the grounds of the adjacent Burghfield House, Burghfield Cottage is a detached one and two storey dwelling house which was designed to maximise the spectacular views across the Burgh and surrounding countryside and coastline from its elevated and south facing location. The property, which requires refurbishment and redecoration, has been extended over the years and enjoys spacious accommodation laid over two floors comprising the following: On the ground floor there is a spacious entrance hall, kitchen/dining room, three bright and airy bedrooms, two with built-in storage, and family bathroom. On the first floor there is a large south facing living room with two picture windows taking full advantage of the uninterrupted views across Dornoch and over to the Dornoch Firth, shower room and a study with ready access out on the balcony. The property benefits from electric central heating and is double glazed. Externally, there are areas of garden ground to the front side and rear.

OFFERS OVER £220,000.00



LOCATION

Enjoying a pleasant and peaceful location at the end of Cnoc-an-Lobht, with no passing traffic, Burghfield Cottage sits in an elevated location within this historic Cathedral town, and is within easy walking distance of the recreational and sporting facilities on offer, most notably the Royal Dornoch Golf Club, ranked amongst the top courses in the world. The property sits at the end of a quiet road

The Cathedral town of Dornoch enjoys a temperate climate and is a popular holiday destination for families and golfers. Renowned for its world famous Links Course at The Royal Dornoch Golf Club, it also enjoys an award winning beach and offers a range of Shops, Restaurants, Primary and Secondary schools, Medical Centre, Dental Practice, Beauticians and hairdressers. Dornoch has easy access to the A9 and The Highland Capital City of Inverness is located approximately 45 miles to the south. Inverness offers a wide range of services and shops as well as excellent transport links.

ACCOMMODATION

Entrance through part glazed timber door into:

ENTRANCE PORCH: 2.06m x 1.97m

Glazed on two sides. Double doors lead into a coat and boot cupboard. Tiled flooring. Electric heater. Ceiling light. Door leads through to the entrance hallway.

ENTRANCE HALL: 3.52m x 3.13m

This spacious area enjoys a double aspect and allows access to the main hallway. Carpet. Ceiling light.

HALLWAY: 5.28m x 2.27m

Access is given to three bedrooms, kitchen/dining room and bathroom. Door leads into airing cupboard with slatted shelving. A further door leads into storage cupboard. Stairs to first floor. Fitted wall lights. Carpet.

BEDROOM 1: 4.97m x 3.08m

This bright room enjoys a front facing window along with a 15-pane door which leads out to the side of the property. Electric radiator. Ceiling light. Carpet. Fitted wall shelving.

KITCHEN/DINING ROOM: 4.62m x 3.86m

Enjoying a triple aspect, this bright and spacious kitchen/dining room benefits from a generous number of wall and base units incorporating a 1.5 stainless steel sink and drainer with mixer tap and tiled splash-back. Plumbed for washing machine and dishwasher. Free standing cooker. Fridge/freezer. Electric storage heater. Vinyl flooring. Two ceiling lights. Wall light. External door leads out to the rear of the property.

BEDROOM 2: 3.71m x 3.17m

Nicely proportioned and bright room enjoying a large front facing picture window. Electric radiator. Double doors lead into a built-in wardrobe with shelving and hanging rail. Carpet.

BEDROOM 3: 3.71m x 3.17m

Another nicely proportioned and bright room again enjoying a large front facing picture window with views across to the Dornoch Firth. Fitted wall mirror. Double doors lead into a built-in wardrobe with hanging rail and shelving. Electric radiator. Carpet.

BATHROOM: 2.27m x 2.04m

Comprising WC, wash hand basin and bath with hand held shower over. Walls have been partially tiled. Rear facing window. Extractor fan. Wall mounted down heater. Electric heated towel rail. Double shaver socket with light. Vinyl flooring.

From the hallway a carpeted stairs leads up to first floor landing

LANDING

Access is given to shower room and living room. Door leads into cupboard housing the hot water tank. Wall light. Rear facing window. Carpet.

SHOWER ROOM: 2.18m x 2.10m

Comprising WC with built-in cistern, wash hand basin and corner shower cubicle. Non-slip vinyl flooring. Rear facing window. Curtains. Electric heated towel rail. Double shaver socket with light. Wall mounted down heater.

LIVING ROOM: 7.11m x 3.79m

This bright and extremely generous sized room enjoys two large, South facing picture windows, with a long wooden open storage bench under one of the windows providing an additional seating area, and is well positioned on the first floor, taking full advantage of the spectacular open views over Dornoch to the Dornoch Firth and along the coast. Tiled fireplace with open fire. Two electric storage heaters. Wall and ceiling lights. Carpet. Door leads through to an inner hall which houses the electric consumer unit and gives access to a generous sized study.

STUDY: 6.07m x 2.06m

Two side facing Velux windows fitted with roller blinds. Coomb ceiling. Ceiling light. Wall mounted electric down heater. Door leads out on to a tiled balcony with glass screens, allowing a stunning sitting out area to enjoy the uninterrupted views over the Dornoch Firth.

GARDEN

Areas of garden ground are provided to the front, side and rear and are bounded by a variety of walls, fencing, railings and hedging.

COUNCIL TAX BAND

Band ' C '

EPC BAND

" F "

POST CODE

IV25 3HN

SERVICES

Mains water, electricity and drainage.

VIEWING

Contact the selling agents

ENTRY

By Arrangement

PRICE

Offers over £220,000.00 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.

