

THE SQUARE, DORNOCH, SUTHERLAND, IV25 3SD



LIVING ROOM, KITCHEN, FOUR BEDROOMS, SMALL STUDY/BOX ROOM, BATHROOM, INTEGRAL SHOP AREA

This four bedroom, end terraced traditional stone house with integral commercial space is set in a prime central location in the main square of Dornoch, within the Dornoch Conservation Area and is within easy walking distance to Royal Dornoch Golf Club, award winning beach and all local amenities. Although requiring substantial renovation and modernising, the property offers spacious and bright accommodation laid over two floors comprising on the ground floor: commercial area, kitchen and living room with four bedrooms, study/box room and bathroom all on the first floor. Externally there is a small courtyard area to the side and this can be accessed from a shared vennel to the side of the property.

The ground floor commercial space was previously used as an antique store and is well suited to a shop premises. It is currently assessed as a non-domestic property.

It is not currently feasible to separate the commercial and residential areas.

OFFERS OVER £260,000.00



Important information for prospective purchasers: The commercial element of the building means it is highly unlikely that you will secure mortgage lending over this property.

LOCATION

The subjects are located to the main town centre of Dornoch and afford ready access to the local facilities within the town. The property fronts the main square and is within the Conservation Area of 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 to the property can be made through either timber double doors at the front or side of the property.

FRONT ENTRANCE HALL

Access from the main entrance hall is given to the living room. A door leads through to an inner hall. Pitch pine staircase to landing. Wall mounted coat hooks. Carpet.

LIVING ROOM

4.65m x 3.79m (15'3" x 12'5")

Nicely proportioned room enjoying front facing window, with original wood panelling, looking out over the square. Open fire set in a tiled fireplace. Recessed alcove with cupboard under. Deep skirting. Ornate cornicing. Carpet. Ceiling light.

INNER HALL

Doors leads through to the front entrance hall and kitchen. Further doors lead into a store cupboard with shelving and light and also to an under-stair storage cupboard. Side facing window. Carpet.

KITCHEN

4.35m x 3.39m (14'3" x 11'1")

Access to the kitchen is via the rear porch or inner hall. Stainless steel sink and drainer set in a double base unit. Recessed alcove with cupboard above. Free standing cooker. Open fire set in a tiled fireplace. Shelved alcove. Ceiling light. Carpet. Side facing window. Door through to inner hall.

SIDE LOBBY

1.84m x 1.43m (6' x 4'8")

Access is given to shop area and to kitchen. Fitted coat hooks. Carpet. Ceiling light.

SHOP AREA

7.68m x 5.86m (24'11" x 19'3")

A well-proportioned and bright room located to the front of the property enjoying double aspect overlooking the square and allowing plenty of natural light to enter. Fitted wall shelving. Deep display sills. Part glazed door leads to double doors onto main square.

From the front entrance hall an attractive pitch pine staircase leads up to the first floor landing.

L-SHAPED LANDING

Access is given to 4 bedrooms, small boxroom/study and bathroom. Door leads into a shelved linen cupboard. Feature archway. Side facing window. Two ceiling lights.

BEDROOM 1

5.64m x 3.96m (18'5" x 13')

Generous sized and bright room overlooking the square towards Dornoch Cathedral from its front facing windows. Carpet. Ceiling light.

BEDROOM 2

4.63m x 3.80m (15'2" x 12'6")

Another nicely proportioned and bright room located to the front of the property overlooking the square. Door into built-in wardrobe with shelf and fitted hooks. Carpet. Ceiling light.

BEDROOM 3

5.87m x 2.98m (19'3" x 9'9")

A feature of this room is the open fire with wood surround. Deep skirting. Side facing window. Ceiling light.

BEDROOM 4

4.35m x 3.45m (14'3" x 11'4")

Rear facing window. Deep skirting. Ceiling light.

BOXROOM/STUDY 4

2.48m x 1.85m (8'1" x 6'1")

Front facing window overlooking the square. Deep skirting.

BATHROOM

2.69m x 2.04m (8'9" x 6'8")

Comprising WC, wash hand basin and bath. Walls have been partially lined with painted wood panelling. Side facing window. Dimplex wall mounted panel heater. Electric wall heater. Hatch to loft. Ceiling light.

GARDEN

A small courtyard garden area is provided to the side of the property. Access is from a shared vennel to the side. Two small timber framed shed/outbuildings.

COUNCIL TAX BAND

Band 'D'

EPC

Band 'F'

POST CODE

IV25 3SD

SERVICES

Mains water, electricity and drainage.

VIEWING

Contact the selling agents

ENTRY

By Arrangement

PRICE

Offers Over £260,000.00 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.

