

**GRANGE COTTAGE, STAFFORD ROAD,  
DORNOCH, SUTHERLAND, IV25 3PH**



**ENTRANCE VESTIBULE, HALLWAY, LIVING ROOM,  
LOUNGE/DINING ROOM, KITCHEN/DINER, BATHROOM,  
SHOWER ROOM, TWO WC'S, FOUR BEDROOMS.  
GARAGE. OUTBUILDINGS**

Grange Cottage is a charming and exquisite four bedroom double fronted cottage, set in private surroundings a short walk from Royal Dornoch Golf Club, award winning beach and all local amenities. Built circa 1901, with rear extension built late 1990s the property enjoys well-proportioned and bright rooms. Access is via the entrance vestibule leading to a long hallway with rooms off either side. Accommodation comprises two WC's, bathroom, living room, lounge/dining room, kitchen/diner, shower room and 4 double bedrooms. There are numerous period features including exposed stonework, original wood panelling, fireplaces and picture rails coupled with contemporary additions including refurbished modern shower room and kitchen. Grange Cottage benefits from LPG central heating with the addition of a wood burning stove in the kitchen and lounge. Externally, the cottage sits in attractive garden grounds which can be accessed directly from the lounge by large sliding glass patio doors. This opens up directly onto a slabbed courtyard area providing a nice sheltered place to sit out. A gated tarmac driveway leads to a detached single garage and outbuildings. Viewing is highly recommended to appreciate the private and peaceful location of this property.

**OFFERS OVER £350,000.00**



## LOCATION

Grange Cottage is located a short walk from the town centre of Dornoch, Royal Dornoch Golf Club and award winning beach. The Royal Burgh of Dornoch is a historic town centred around its ancient cathedral and is most renowned for its Championship Golf Course which is only a short walk away. Dornoch is ideally placed for outdoor activities and the area is famed for its beautiful coastline, dry climate and quality of life. The Dornoch Firth is designated a Site of Special Scientific Interest and is home to a wide variety of wildlife including widgeon, graylag geese, mallard, teal and whooper swans. As well as being popular with golfers the area attracts walkers, cyclists and there are first class shooting, stalking and salmon fishing available on nearby estates and rivers. The town itself has a good range of shops and services including a health centre as well as a primary school and Academy. For a more comprehensive range of shops and services, Inverness is only 42 miles away. There is a train station in Tain and mainline services run daily from Inverness to London and the South.

## ACCOMMODATION

### ENTRANCE VESTIBULE

**2.81m x 2.09m (9'1" x 6'10")**

Front facing window lined with wood panelling. Wall light. Coving. Fitted coat hooks. Door to entrance hall.

### ENTRANCE HALL

Extensive hallway allowing access to all accommodation. Side facing window. Carpet. Ceiling lights. Exposed stone wall. Fitted coat hooks. Radiators. Door leads into a cupboard which houses the central heating boiler and is plumbed for washing machine. Two large double storage cupboards with shelving, hanging rail and sliding doors. A further door leads into a slim storage cupboard with shelving.

### LIVING ROOM

**4.51m x 3.74m (14'9" x 12'3")**

Bright and attractive living area enjoying front facing window with wood panelling and shelved storage under. There is a glass paned door which leads out to the front of the property. A main focal point of this room is the log burning stove set in a tiled fireplace. Carpet. Two radiators.

### LOUNGE/DINING ROOM

**6.19m x 3.28m (20'1" x 10'9")**

Attractive room with French patio doors leading out to a paved sitting out area at the front of the property ideal for outdoor entertaining. Electric fire set in an ornamental fireplace. Two radiators. Carpet.

### KITCHEN/DINER

**6.25m x 3.52m (20'6" x 11'6")**

This generous sized, bright kitchen/diner comprises a number of quality fitted wall and base units incorporating a single sink and drainer with mixer tap. Gas hob with extractor above. Eye level oven and grill. Tiled splash-back. Generous work surface. A feature of this room is the log burning stove set on a Caithness slab hearth providing an attractive focal point. Two rear facing windows. Vinyl flooring. Recessed ceiling lights. Radiator.

### BATHROOM

**3.21m x 1.86m (10'6" x 6'1")**

Built-in vanity wash hand basin set in a tiled work surface with cupboard under and bath. Rear facing window fitted with roller blind. Radiator. Fitted towel rails. Tiling around bath. Walls have been partially lined with painted wood panelling. Vinyl flooring.

### SHOWER ROOM

**1.99m x 1.70m (6'6" x 5'7")**

The shower room comprises WC, wash hand basin with fitted wall mirror above. Shaver socket and light. Shower cubicle, fully lined with wet wall panelling and fitted with a mains shower unit. Extractor fan. Vinyl flooring. Heated towel rail.

### WC

**1.93m x 1.02m (6'4" x 3'4")**

Comprising WC and built-in wash hand basin. Laminate flooring. Side facing window fitted with Roman blind. Walls partially lined with wood panelling. Radiator.

### WC

**1.95m x 1.61m (5'5" x 5'3")**

Comprising WC and built-in vanity wash hand basin with display work surface and cupboard under. Tiled splash-back. Side facing window. Vinyl flooring. Fitted coat hooks. Heated ladder style towel rail. Door leads into a cupboard, which was originally a shower cubicle and could quite easily be converted back with very little work involved.

## BEDROOM 1

**4.55m x 3.70m (14'11" x 12'1")**

Well-proportioned bright room enjoying a double aspect with fitted Roman blinds. Door into built-in storage cupboard. Carpet. Picture rail. Coving. Radiator.

## BEDROOM 2

**4.25m x 3.39m (13'11" x 11'2")**

Another bright room enjoying a large side facing window with fitted Roman blind. Built-in cupboard with hanging rail and shelf. Picture rail. Radiator. Carpet.

## BEDROOM 3

**3.90m x 3.14m (12'9" x 10'3")**

Side facing window with fitted Roman blind. Built-in wall to wall wardrobes with sliding doors which are partly mirrored. Carpet. Radiator.

## BEDROOM 4

**3.82m x 3.27m (12'6" x 10'8")**

Nicely proportioned and bright room located to the front of the property. Front facing window lined with wood panelling fitted with Roman blind. Carpet. Radiator. Shelved recess with built-in cupboard.

## GARAGE

Detached single garage which has a metal up and over vehicle door and a timber access door. The garage has lighting and a power supply.

## OUTBUILDING

There is a brick outbuilding which is split into various stores. Attached to this is a further lean-to timber framed store.

## GARDEN

The property sits in generous garden grounds which are mainly laid to lawn with a variety of shrubs and flower beds to the front of the property and are bounded by trees affording great privacy. The rear and side garden have not been landscaped. There is a footpath accessed from the garden into Dornoch woods which then leads directly to the beach and golf course or you can continue round the coastline to Embo. A tarmac drive and parking area provides parking for several vehicles. There is a paved patio area to the front which allows a perfect setting for outdoor entertaining.

## INCLUDED

Fitted carpets, curtains, blinds and integrated kitchen appliances will be included in the price.

## COUNCIL TAX BAND

Band 'F'

## EPC BAND

Band 'F'

## POST CODE

IV25 3PH

## SERVICES

Mains water, electricity and drainage. LPG central heating supplemented by a wood burning stove in the kitchen and lounge. The property is fully double glazed.

## VIEWING

Contact the selling agents

## ENTRY

By Arrangement

## PRICE

Offers over £350,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

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