

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



**OPEN PLAN KITCHEN/DINING/LIVING ROOM, BATHROOM WITH
SHOWER CUBICLE, TWO BEDROOMS (MASTER ENJOYING
EN-SUITE SHOWER ROOM AND WALK-IN DRESSING ROOM)**

This exclusive, well presented, two bedroom Apartment which was constructed by Springfield Homes in 2022 is located in a high quality residential development on the edge of the Royal Burgh of Dornoch. In excellent condition throughout, the Apartment has been very well maintained and offers a bright open plan kitchen/dining/living room, with balcony to the rear, two double bedrooms, (with master bedroom enjoying En-suite shower room and walk-in dressing room) and family bathroom. Excellent storage throughout. Full double glazing. Central heating is provided by way of a hybrid air source heat pump and boiler to wall mounted radiators. With its convenient location, just a short walk from Dornoch, this property represents an ideal holiday home or buy to let investment.

OFFERS OVER £200,000.00



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 through part glazed door with opaque side window to:

ENTRANCE HALL

4.83m x 1.29m (15'10" x 3'11")

Bright and airy entrance hall with built-in storage cupboard housing the electric consumer unit. Radiator. Quality Karndean flooring. Carpeted stairs to first floor which allows access to all accommodation and cupboard housing the hot water tank.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

9.54m x 4.51m (31'3" x 14'9") at widest point

Attractive and spacious room with double aspect allowing plenty of natural light to enter. This 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 oven with microwave above and induction hob with splash-back. Stainless steel extractor hood. Integrated washing machine, dishwasher, fridge freezer and central heating boiler. 1.5 sink and drainer with mixer tap. Front facing window fitted with vertical blinds. Recessed ceiling lights. Radiator. Quality Karndean flooring.

The living area enjoys rear facing French doors which lead out to an attractive balcony allowing an ideal sitting out area to enjoy the open views over farmland to the rear. 4 -tier white ladder shelf display unit. Modern ceiling light. Two radiators. Curtains. Quality Karndean flooring.

BATHROOM

3.52m x 2.08m (11'7" x 6'10")

This nicely proportioned and modern bathroom comprises WC, wall hung wash hand basin with drawers under and bath. Complimentary tiling to splash-back. Fully tiled, walk-in shower cubicle. Front facing opaque window. Wall mounted ladder style heated towel rail. Large wall mounted mirror. Recessed ceiling lights. Extractor fan.

MASTER BEDROOM SUITE

4.54m x 2.92m (14'11" x 9'7")

Extremely spacious and bright room enjoying rear facing window with open views across farmland to the hills beyond. Fitted venetian blinds. Radiator. Carpet. Two modern ceiling lights. There are doors to the adjoining walk-in dressing room, which has been fitted with extensive shelving, hanging rails, carpet, ceiling light and radiator and also to the En-suite shower room.

EN-SUITE

3.09m x 1.69m (10'2" x 5'6")

Comprising fully tiled shower cubicle, wall hung WC and wash hand basin with two storage drawers under. Large wall mounted ladder style heated towel rail. Shaver socket. Rear facing window. Fitted venetian blinds. Extractor fan.

DRESSING ROOM

2.31m x 1.70m (7'7" x 5'7")

Walk-in dressing room fitted with hanging rail, shelving, radiator and ceiling light.

BEDROOM 2

3.48m x 2.79m (11'5" x 9'2")

Nicely proportioned room with front facing window fitted with venetian blinds. Double wardrobe with hanging rail, shelf and mirrored sliding doors. Carpet. Ceiling light. Radiator.

GARDEN

The property sits within a communal garden area laid to lawn. Parking to front of the property. There is a metal store located to the right hand side of the block of flats.

CONTENTS

The sellers are willing to offer the entire contents for purchase by separate negotiation.

COUNCIL TAX BAND

Band 'D'

EPC

Band 'B'

POST CODE

IV25 3PA

SERVICES

Mains water, electricity and drainage.

VIEWING

Contact the selling agents.

ENTRY

By Arrangement

PRICE

Offers over £200,000.00 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.

