

**4 ARGYLE PLACE, DORNOCH,
SUTHERLAND, IV25 3AP**



**OPEN PLAN LOUNGE/KITCHEN,
DOUBLE BEDROOM, SHOWER ROOM**

In excellent order throughout, this exclusive town Apartment is set in a prime central location in the main square of Dornoch and is within walking distance to Royal Dornoch Golf Club, award winning beach and all local amenities. Built to a high specification in 2008, this one bedroom Apartment features an impressive open plan living/kitchen area, shower room and double bedroom. The Apartment has been very well maintained and benefits from full double glazing and under-floor heating throughout with the exception of the shower room and offers an ideal opportunity for a buy-to-let or holiday home. There is allocated parking for the Apartment to the rear. Viewing is highly recommended for this "lock up and go" property.

OFFERS OVER £145,000



LOCATION

Set in the centre of this historic Cathedral town, this small prestigious development is well placed to enjoy the recreational and sporting facilities on offer, most notably the Royal Dornoch Golf Club, ranked amongst the top courses in the world. Dornoch also provides a wide range of amenities including a variety of shops, hotels, restaurants and service businesses. Education facilities include play group, nursery, primary and secondary schools.

ACCOMMODATION

Covered entrance into a communal lobby shared with two storey apartment.

OPEN-PLAN LIVING ROOM/KITCHEN

6.18m x 2.72m (20'4" x 8'11")

Attractive and modern room enjoying a front facing triple window looking out over Dornoch Square towards the town Jail and Dornoch Cathedral. A wall hung electric fire provides an attractive focal point. Tiled flooring. Fitted venetian blinds and curtains. Ceiling spots on track. The kitchen is fully fitted with a number of quality wall and base units and incorporates a selection of Neff appliances, some of which have never been used. Washing machine and fridge freezer are both integrated. 1.5 stainless steel sink and drainer with mixer tap. Work surface. Under-unit lights. Tiled splash-back. Door leads through to the shower room, bedroom and storage cupboard housing the electric meter and consumer unit and also the hot water tank.

DOUBLE BEDROOM

4.19m x 2.40m (13'9" x 7'10")

Nicely proportioned room with rear facing triple window. Fitted venetian blinds. Tiled flooring. Curtains. Ceiling spots on track. Wall mounted electric heater. Built-in wardrobe with hanging rail, shelf and sliding mirrored doors.

SHOWER ROOM

1.89m x 1.84m (5'10" x 4'10")

Comprising WC, pedestal wash hand basin and fully tiled corner shower cubicle. Extractor fan. Walls are partially tiled. Tiled flooring. Heated towel rail. Ceiling spots on track.

CONTENTS

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

COUNCIL TAX BAND

Band 'A'

EPC

Band 'B'

POST CODE

IV25 3AP

SERVICES

Mains water, electricity and drainage.

VIEWING

Contact the selling agents

ENTRY

By Arrangement

PRICE

Offers Over £145,000 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.

