

**5 CASTLE STREET, DORNOCH,
SUTHERLAND, IV25 3SR**



**LOUNGE, KITCHEN, STUDY, UTILITY ROOM, TWO BEDROOMS,
BATHROOM. GARAGE. OUTBUILDING.**

This two bedroom, semi-detached traditional stone house is set in a prime central location in Castle Street and is a "C" Listed property located within the Dornoch Conservation Area. The property is within easy walking distance to Royal Dornoch Golf Club, award winning beach and all local amenities. Although in need of upgrading and modernising, the property offers good family accommodation with two double bedrooms and bathroom on the first floor and lounge, kitchen, study and utility on the ground floor. The property is single glazed throughout and heating is by way of electric storage heaters supplemented with an open fire in the lounge. Externally there are areas of garden ground to the front and rear with vehicular access over a shared private lane leading to a driveway in the rear garden which provides off street parking. This property would make an ideal family home, first time buy or buy to let investment and only by viewing can this property and its central location be truly appreciated.

OFFERS OVER £225,000.00



LOCATION

The subjects are located in Castle Street, in the centre of Dornoch and is within walking distance to all local facilities within 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 through solid timber double front doors into:

HALL

Door into lounge. A further door leads through to the rear hall which gives access to the kitchen and study. Under-stair storage cupboard housing the hot water tank. An attractive pitch pine staircase leads up to the landing. Ceiling light.

LOUNGE:

4.89m x 3.50m (16' x 11'6")

Nicely proportioned room enjoying a front facing window with wooden shutters. Deep display sill with built-in cupboard under housing the electric meter and fuse box. A feature of this room is the tiled fireplace with open fire and wood surround. Shelves recess. Ornate corning.

From the front entrance hall an attractive arched door leads through to the rear hall.

KITCHEN:

5.07m x 3.15m (16'7" x 10'4")

This bright kitchen, which enjoys a double aspect, with shelves recess under the front window, is fitted with a number of wall and base units and incorporates a built-in electric hob and oven and integrated dishwasher. 1.5 sink and drainer with mixer tap. Ample room for kitchen table and chairs. Tiled splash-back. The walls are half lined with wood panelling. Two ceiling lights. Door leads through to utility room.

UTILITY ROOM:

2.82m x 1.58m (9'3" x 5'2")

2.78m x 1.63m (9'1" x 5'4")

Front facing window with fitted roller blind. The ceiling has been lined with pine wood panelling. Ceiling light. Door into further utility area with rear facing window. Stainless steel sink and drainer with base unit under. Washing machine. Tiled splash-back. Extractor fan. Ceiling again has been lined with pine wood panelling.

STUDY:

2.64m x 1.98m (8'8" x 6'6")

Rear facing window. Ceiling light.

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

LANDING

Access is given to two double bedrooms and bathroom. Front facing window with blind.

BEDROOM 1:

4.94m x 3.52m (16'2" x 11'6")

Nicely proportioned room with front facing window with wooden shutters. Deep sills. Decorative fireplace with wood surround.

BEDROOM 2:

4.94m x 3.51m (16'2" x 11'6")

Another nicely proportioned room with front facing window, deep sills and wooden shutters. Decorative fireplace with wood surround. Door into shelved cupboard.

BATHROOM:

2.68m x 2.13m (8'9" x 6'11")

Comprising WC, wash hand basin and bath with electric shower over. There is wet wall panelling around the bath with the further walls having been partially lined with wood panelling. Heated towel radiator. Wall mounted down-heater. Rear facing window. Mounted wall mirror. Extractor fan. Hatch to loft.

OUTBUILDINGS

An attached stone built coal store and garage are located to the rear.

GARDEN

Areas of garden ground are provided to the front and rear which are bounded by way of stone walls or timber fencing. Access to the rear garden and driveway are over a shared private lane.

COUNCIL TAX BAND

Band ' D '

EPC BAND

Band " F "

POST CODE

IV25 3SR

SERVICES

Mains water, electricity and drainage.

VIEWING

Contact the selling agents

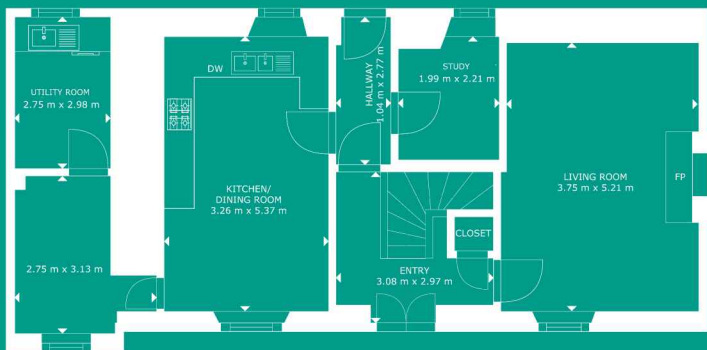
ENTRY

By Arrangement

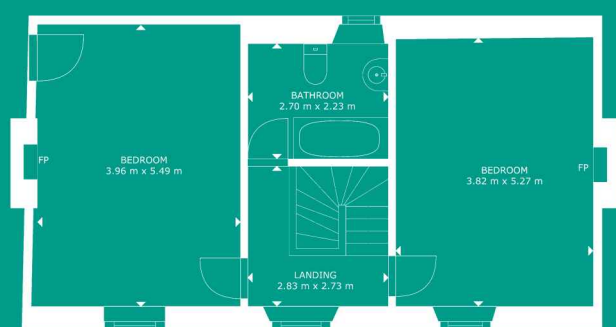
PRICE

Offers over £225,000.00 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.



FLOOR 1



FLOOR 2