



Arthur & Carmichael
Estate Agents Ltd

CRAGGAN, REARQUHAR, DORNOCH, SUTHERLAND, IV25 3NE



LOUNGE, SITTING ROOM, SUN ROOM, KITCHEN,
UTILITY, BATHROOM, TWO BEDROOMS.

This traditional cottage, enjoys total peace and tranquillity and offers a charming Highland retreat located in the hills beyond Dornoch. The property, which has been extended over the years, provides bright and spacious accommodation laid over two floors. On the ground floor, lounge, sitting room, sun room, kitchen, utility room and bathroom, with two bedrooms and walk-in dressing room on the first floor. Set in an elevated position, Craggan enjoys spectacular uninterrupted views over countryside towards the Dornoch Firth, on a nice day the far reaching views go right across to the Cairngorms. The property is fully double glazed and central heating is provided by a dual heating system. There is an electric boiler and a back boiler in the multi-fuel stove which serves wall mounted radiators and provides hot water. Externally, the property sits in well maintained and landscaped garden grounds with a driveway leading down to a parking area to the side of the property. The views from this property are far reaching and really must be viewed to be appreciated.



OFFERS OVER £220,000.00



LOCATION

Rearquhar lies approximately 2 miles from the Royal Burgh of Dornoch. The Cathedral town of Dornoch enjoys a temperate climate and is a popular holiday destination for families and golfers. Renowned for its world famous Links Course at The Royal Dornoch Golf Club, it also enjoys an award winning beach and offers a range of shops, Primary and Secondary schools and a College of Further & Higher Education. There is a local Medical Centre and Dental Practice. Dornoch has easy access to the A9 and The Highland Capital City of Inverness is located approximately 45 miles to the south. Inverness offers a wide range of services and shops as well as excellent transport links.

DIRECTIONS

Take the A9 north from the Dornoch Bridge and carry on past the turn off for Dornoch and follow this road for approximately 0.5 miles. Turn left at the sign for "Rearquhar" and continue for 0.3 miles to a fork in the road. Take the road to the left and follow for approximately 2 miles. Follow the road after the cattle grid for approximately half a mile and you will see the sign for Craggan on the left hand side. There is a driveway down to the property.

ACCOMMODATION

Entrance through side facing timber door into:

UTILITY ROOM

3.48m x 3.45m (11'5" x 11'4")

Front facing enjoying open views across countryside over towards the Dornoch Firth. Fitted wall and base units incorporating a single sink and drainer with mixer tap. Plumbed for washing machine. Space for tumble drier and fridge freezer. Double doors lead into storage cupboard housing the electric boiler. Ceiling mounted pulley. The ceiling has been lined with painted wood panelling. Tiled flooring. Hatch to loft. Spotlights on mounted track. Fitted coat hooks. Radiator.

KITCHEN

3.55m x 3.48m (11'7" x 11'7")

Comprising a generous number of oak style wall and base units incorporating an eye level double electric oven and corner 5 ring gas hob with extractor hood above. 1.5 sink and drainer with mixer tap with tiled splash-back. Two ceiling spotlights on mounted tracks. The ceiling has been lined with painted wood panelling. Work surface and breakfast bar. Tiled flooring. Radiator. Front facing window enjoying uninterrupted views towards the Dornoch Firth.

SITTING ROOM

4.13m x 3.33m (13'7" x 10'11")

Doors lead to kitchen, sun room and inner hall. Multi-fuel stove set on a flag hearth and surround. Wood beams on ceiling. Carpet. Radiator. Stair case to first floor.

SUN ROOM

3.82m x 2.81m (12'6" x 9'2")

Double aspect taking full advantage of the amazing open views across countryside. Carpet. Radiator.

INNER HALL

Half glazed timber door to vestibule. Built-in storage cupboard with shelving. Doors to bathroom and sitting room. Wall mounted electric meter.

VESTIBULE

2.28m x 2.18m (7'5" x 7'2")

External door to front of house. Fitted wall shelving. Carpet. Radiator. Ceiling light.

BATHROOM

2.02m x 1.78m (6'7" x 5'10")

Fully fitted bathroom comprising WC, with concealed cistern, vanity wash

hand basin with cupboard under and bath fitted with an electric Mira shower over. The walls have been partially lined with wet wall panelling. Side facing window with deep display sill. The ceiling has been lined with painted wood panelling and fitted with recessed lights. Radiator.

LOUNGE

6.27m x 4.74m (20'7" x 15'6")

Double aspect enjoying panoramic views across countryside towards the Dornoch Firth. A feature of this room is the stone fireplace with marble hearth which has been fitted with a flame effect LPG fire but is no longer connected to the gas supply. Wood beams on ceiling. Carpet. Two radiators. Wall and ceiling lights.

LANDING

Bright landing with front facing window. Access is given to two bedrooms and a walk-in wardrobe with fitted shelving and hanging rail. Hatch to loft. Radiator.

BEDROOM 1

3.93m x 3.41m (12'11" x 11'2")

Nicely proportioned room with front facing window. Carpet. Radiator.

BEDROOM 2

4m x 2.39m (13'1" x 7'10")

Front facing window. Built-in wardrobes with hanging rail and shelving. Cupboard housing the hot water tank. Carpet. Radiator.

GARDEN

The garden is mainly down to grass with a variety of trees, hedging, shrubs and flower beds. The garden to the rear is steeply sloping. A patio area to the front of the property, allows an ideal setting for outdoor entertaining. There is a gravelled parking area to the side. The boundaries are enclosed with post and wire fencing. There is a timber garden shed. LPG storage tank.

INCLUDED

Carpets and blinds

COUNCIL TAX BAND

Band 'D'

EPC

Band 'E'

POST CODE

IV25 3NE

SERVICES

Mains water and electricity. Private drainage.

VIEWING

Contact the selling agents

ENTRY

By Arrangement

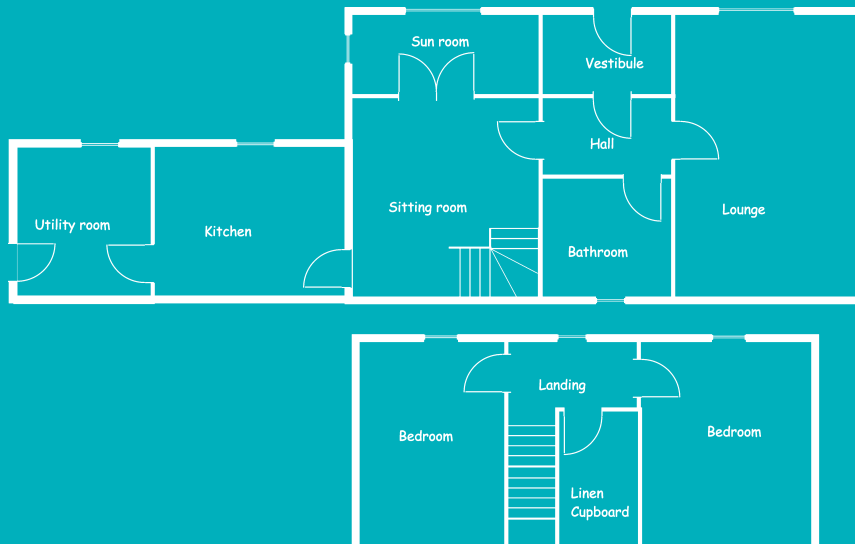
PRICE

Offers over £220,000.00 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. Purchasers 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. Any appliances included have not been tested, therefore are not warranted.



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FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE