

Hillview, Evelix, Dornoch, Sutherland IV25 3RD

Offers Over £270,000





Hillview is a double-fronted bungalow set in a large garden. To the front there are scenic rural views across to the Struie and surrounding hills and a woodland area to the rear. Accommodation: Entrance Vestibule, Hall, Living Room, Sitting Room, Conservatory, Kitchen/Diner, 2 Bedrooms {2 En-suite}, Shower Room and large Attic Room. Walk-in condition with neutral décor, quality bathroom & kitchen fixtures and fittings. The property benefits from double glazing and Calor gas central heating. Hillview has a large garden with ample driveway parking. Ideally located for the NC500 Tourist Route and commutable to Inverness. The property is situated in a semi-rural location a mile from Dornoch. Previously used as a successful B&B. Carpets, blinds and curtains are included. Some furniture available separately.

Hillview enjoys a peaceful location, situated about ¼ of a mile from the A9 trunk road making for easy access to destinations north or south. The nearby town of Dornoch has primary and secondary schools, a world famous golf course and an award winning sandy beach. There are also a number of appealing shops and restaurants together with a medical practice. Hillview is close to interesting walks and sights in the area.



Directions:

From the A9 travel north towards Dornoch. Take the right turn off to Dornoch before Evelix garage on the left. Hillview is found on the left after approx. ¼ mile.

Entrance Vestibule:

One enters the house through double Upvc doors with glazed panels into a light vestibule. A partially glazed door leads through to the hall.

Hall:

Welcoming hall with a storage cupboard and further cupboard which houses the fuses and meter. Radiator.

Sitting Room: 3.90m x 3.60m (w)

Double aspect room with bay window to the front and window to the side. Open views over fields to hills beyond. Feature tiled fireplace with wooden mantle and electric fire in situ. Radiator.

Living Room: 5.67m x 4.64m

Attractive and light formal room with inner window into the conservatory. Feature arch and hearth with electric fire in situ. Two radiators. Patio doors open to the conservatory.

Conservatory: 5.08m x 3.25m

Spacious and sunny conservatory, glazed on three sides. French doors open to the rear garden. Radiator.

Kitchen/Diner: 4.63m x 3.88m

Generous kitchen with room for informal dining. Triple aspect kitchen with windows on both sides and glazed French doors to the rear garden. Country-style wall and floor mounted units provide generous storage and work surfaces. Tiled splashbacks and under-unit lighting. Integrated dishwasher, washing machine, tumble dryer, fridge, freezer and double oven. Fitted electric 5x hob with extractor hood over. Stainless steel 1½ sink/drainer and a useful second stainless steel circular sink. Radiator and plinth heater.

Bedroom 1: 3.91m x 3.00m

Bright and spacious bedroom situated at the front of the house, with bay window overlooking the surrounding countryside. Fitted furniture provides generous storage. Walk-through to the En-suite. Radiator.

En-suite: 2.73m (to back of shower) x 1.78m

Modern en-suite with window to the side. WC, large wash hand basin and generous shower with an electric Triton shower. Tiled floor and walls. Mirror and extractor fan. Radiator and Fan heater.



Inner Hall:

Leads to the second bedroom. Large linen cupboard.

Bedroom 2: *4.40m x 3.30m*

Generously proportioned bedroom overlooking the rear. Large cupboard with hanging rail and top shelf. Radiator.

Ensuite: *2.53m x 0.90m*

Modern en-suite with. WC, wash hand basin and electric Triton shower. Tiled floor and walls. Mirror and extractor fan. Radiator and wall heater.

Shower Room: *1.85m x 1.85m*

With WC, wash hand basin, Circular shower cabinet with a rainforest shower. Tiled walls and floor. Mirror and extractor fan. Large fitted cupboard. Radiator and wall heater.

Outbuildings:

Two wooden sheds with power and light. Greenhouse and garden arbour.

Garden:

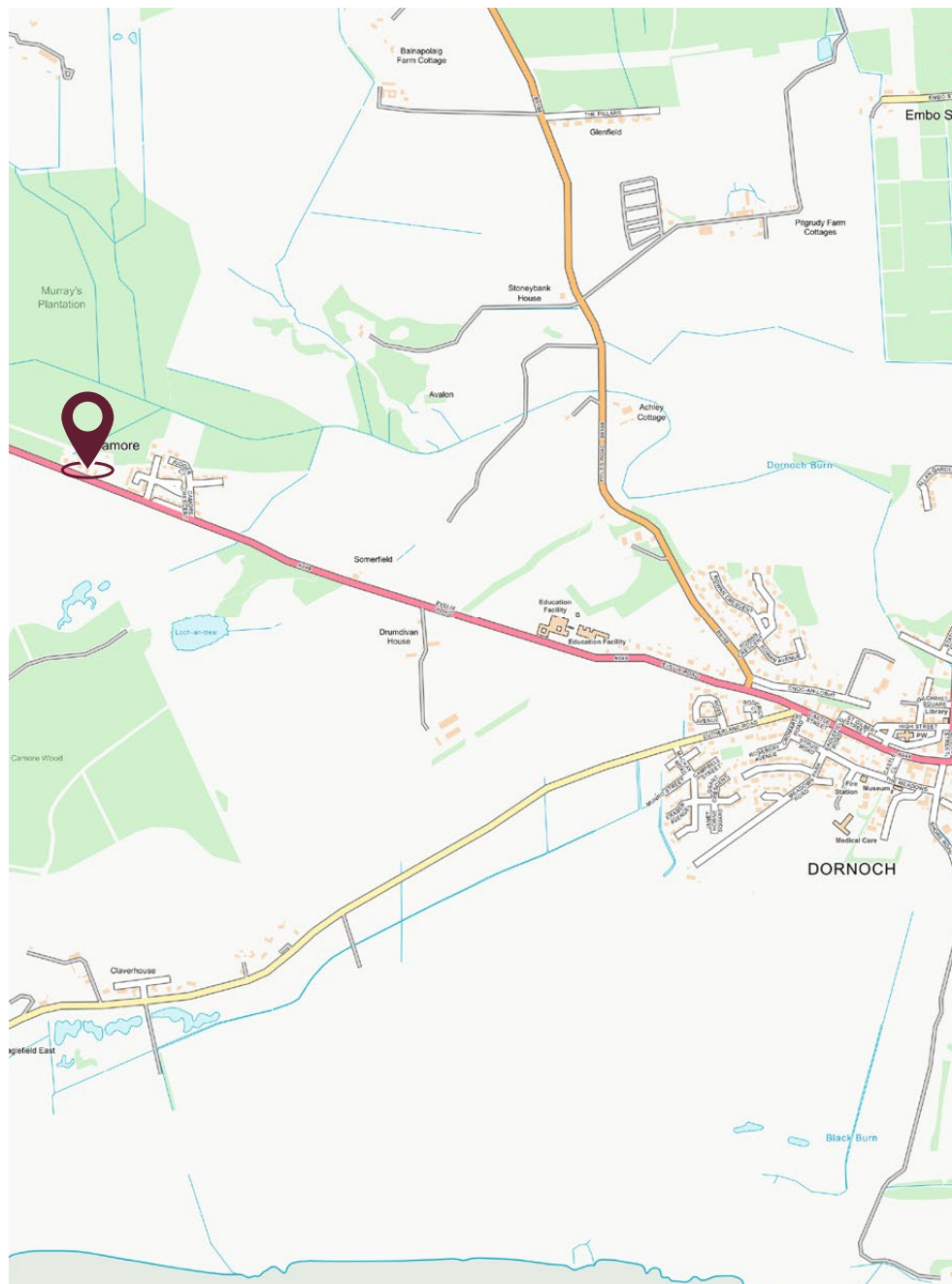
A tarred driveway leads to the rear, capable of parking a number of vehicles. The property is surrounded by garden ground. The front garden is laid primarily to grass with well stocked flower borders. External lights and tap. The rear garden can be made fully enclosed with a retractable side awning found to the side. Large patio to the rear, ideal for socialising. Large area of grass with flower borders and a number of shrubs, trees and beech hedging.

Viewing:

Please contact the Selling Agents.

Location:

<https://w3w.co/conned.pheasants.nuzzled>

EPC Rating: *F*

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