

Torridon, 3 Birchwood, Hilton Of Embo, Dornoch, Sutherland IV25 3PW

Offers Over £380,000





A rare opportunity to purchase a spacious detached bungalow, situated in a quiet cul-de-sac on the outskirts of Dornoch. Accommodation: Entrance Vestibule, Hall, Living Room, Sun Room, Kitchen/Diner/Office, Utility Room, 4 Bedrooms (2 En-suite) and Bathroom. This immaculately presented property benefits from oil fired central heating, a wood-burning stove, full double glazing and a security alarm. Extensive floored attic (105m²) with potential for further accommodation, subject to planning. Detached garage and extensive driveway parking. Large well-maintained garden with a variety of plants and shrubs, wooden shed and sunny patio areas. Views over surrounding farmland. Torridon is a short stroll to a beautiful sandy beach. All white goods and fitted blinds are included, some furniture available separately. Viewing is essential to fully appreciate this outstanding property.



Torridon is situated in a peaceful cul-de-sac, approximately a mile from the historic town of Dornoch. The Royal Burgh of Dornoch is located amongst some of the most attractive scenery in Sutherland, situated just off the renowned NC500 scenic drive around the north Highlands. The town boasts the internationally famous Royal Dornoch Golf Course amongst its top tourist attractions, along with the historic square, Cathedral, beautiful sandy beaches and quaint streets. Dornoch has a medical centre and a variety of shops and restaurants. Both primary and secondary schooling is available and a bus stop for school buses is at the end of the road. A railway station and a choice of supermarkets are found in Tain, 9 miles away. Inverness, 45 miles to the south, has all the facilities of a modern city including a main line railway station and airport with regular flights to the South and Europe.



Entrance Vestibule: 2.55m x 1.70m

Ramped access takes one to the wooden front door with glazed inset and a glazed panel to the side. Coat hooks. Radiator. A glazed door with two glazed side panels allows light to flow into the hall. Composite wooden floor leads from the vestibule to the hall and through the living room.

Hall:

An unusual hexagon-shaped hall is open to a hallway providing access to all the bedrooms. Large storage cupboards stores the electric meter and fuse box. Hatch with wooden folding ladder provides access to the loft. Two radiators.

Loft:

Extensive floored loft (105m²), which is suitable for further accommodation, subject to Planning Permission. Power and light.

Living Room: 5.92m x 5.70m

Generously proportioned room with windows to both sides and a large window, with seating, to the front. Entered via a glazed door, this is a bright room with a Morso wood-burning stove on a slate hearth. Two radiators.

Kitchen/Family Dining Room: 5.84m x 5.82m

Spacious room with windows overlooking the rear garden to the trees beyond. Ferries country-style kitchen with under-unit lighting, generous work surfaces and matching upstands. Large island with informal seating and additional storage. Wooden dresser with display cupboards. Undermounted stainless steel sink with mixer tap. Integral fridge and

freezer. Electric 6-4 Aga with conventional ovens and 6-ring ceramic hob with extractor over. Fitted desk and storage provides an ideal home office area. Space for informal dining. Two radiators.

Utility Room: 3.50m x 1.72m

Practical room with floor units, worktop and stainless steel sink/drainers with mixer tap. Beko tumble dryer, Hotpoint dishwasher and Samsung washing machine are all included. Combi-boiler. Large storage cupboard. Window to the side and a door opens to the rear garden. Extractor fan. Radiator.

Sun Room: 4.77m x 4.00m

Bright and sunny room overlooking the garden. Glazed on three sides and glazed door to a sheltered rear patio. Radiator.

Bedroom 1: 3.70m x 3.52m

Light room with window to the front and built-in mirror-fronted wardrobe. Radiator.

En-suite: 2.33m x 1.71m

With walk-in shower cabin with electric Mira Sport shower, wash hand basin in vanity and WC. Towel radiator, extractor fan and window to the front. Wet wall panels on shower and tiled splashbacks.

Bedroom 2: 3.83m x 3.82m

Second en-suite bedroom with window to the front. Built-in mirror-fronted wardrobe. Radiator.





En-suite: 2.43m x 1.21m

With window to the side and extractor fan. Electric Mira Sport shower, wash hand basin in vanity and WC. Wet wall panels on shower and tiled splashbacks. Radiator.

Bedroom 3: 3.62m x 3.67m

Another good sized double bedroom with built-in mirror-fronted wardrobe. Window to the rear overlooking the garden to the woods beyond. Radiator.

Bedroom 4: 3.00m x 2.87m

Fourth double bedroom with built-in mirror-fronted wardrobe. Window to the rear overlooking the garden. Radiator.

Bathroom: 2.86m x 2.67m

Large bathroom with window to the rear and extractor fan. 4-piece suite consists of a bath, wash hand basin set in a vanity, WC and corner shower cabin with mains power shower. Wet wall panels on shower and bathroom tiled to half-height. Radiator.

Garage:

Detached single garage with remote controlled electric up-and-over doors and pedestrian door and window to the side. Concrete floor, power and light. Space for storage and a worktop.

Garden:

Torridon sits on an extensive corner plot with no passing traffic. A spacious gravel driveway provides generous parking for a number of vehicles. The front garden is laid to lawn with two silver birch trees. The enclosed rear garden has a large area of lawn and thoughtfully planted flower beds with a variety of plants and shrubs. Sheltered and private paved patio, ideal for outdoor socialising. Whirligig, wooden shed and log store are all included. External tap and lighting.

Viewing:

Please contact Ms Chisholm on 07544249589

EPC Rating: C**Directions:**

From Dornoch Square take the road to Embo. After approx.1 mile take the second turning to the left (the first is Embo Street) where Torridon is found, on the right, at the end of the cul-de-sac.

Location:

<https://w3w.co/starlight.proudest.jams>



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