

13 Elizabeth Gardens, Dornoch, Sutherland IV25 3NP

Offers Over £175,000

£5,000
BELOW VALUATION





Superb opportunity to purchase an immaculate two-storey mid-terrace house in the historic coastal town of Dornoch. Accommodation: Entrance Vestibule, Hall, Living Room, Kitchen/Diner, 3 Bedrooms and Bathroom. Double glazed and partial electric storage heating. The property enjoys low-maintenance private gardens to front and rear. Residential parking. Dornoch golf course and the beautiful sandy beach are a stroll away. Close to shops and all amenities. Ideal for a variety of purchasers and viewing is highly recommended.



The Royal Burgh of Dornoch is located amongst some of the most attractive scenery in Sutherland, situated just off the route of famous North Coast 500, scenic drive around the north Highlands. It boasts the internationally famous Royal Dornoch Golf Course amongst its top tourist attractions along with the historic square, Cathedral, beautiful beaches and quaint streets. The town has primary and secondary schooling, a medical centre, a variety of shops and restaurants. 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: 1.21m x 0.60m

Entered via a wooden door with glazed panel to the side. Walk-in cupboard to the right with window to the front and coat hooks. Fuse box. Further storage cupboard to the left. A 15-pane glazed door opens to the hall...

Hall:

Providing access to the living room and the kitchen/diner. Large shelved cupboard under the stairs. Electric meter and fuse box. Dimplex electric storage heater. Glazed door to kitchen.

Living Room: 3.81m x 3.63m

Bright room with patio doors to the front garden and window to the front. Double doors open to the kitchen/diner. Electric fire on a marble hearth.



Kitchen/Diner: 5.66m x 2.38m

The kitchen comprises a number of wall and floor units providing ample storage and work surfaces. Stainless steel sink and drainer with mixer tap. Creda electric cooker, Plumbed for washing machine. Laminate flooring. Tiled splashbacks. Ample space for informal dining. Windows overlook the rear garden and external door with glazed panel opens to the rear. Dimplex heater.

Upper Landing:

Stairs from the hall lead to the upper landing and provide access to 3 bedrooms and bathroom. Three generous cupboards provide excellent storage. Access hatch to the attic. Dimplex storage heater.

Bedroom 1: 3.19m x 2.80m

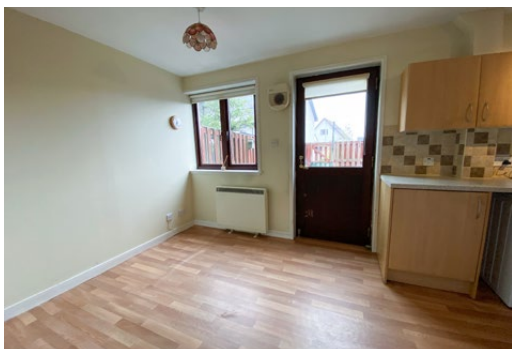
Good sized double bedroom with window to the rear overlooking the garden and to the Dornoch Firth. Built-in double wardrobe.

Bedroom 2: 3.20m x 2.49m

Spacious double bedroom with window to the front. Built-in cupboard with top shelf and hanging rail.

Bedroom 3/Study: 2.40m x 2.20m

Bright bedroom with window to the front. Built-in cupboard with top shelf and hanging rail.





Bathroom: 2.38m x 1.70m

Light bathroom with modern white suite comprising wc, wash hand basin and bath with shower tap over. Shaver socket and mirror-fronted cabinet. Tiled splashbacks. Xpelair extractor fan and window to the rear.

Garden:

The property has low-maintenance gardens to front and rear. A paved path leads to a sheltered portico at the front door. The front garden has a paved patio and an area of lawn with established hedging to the front. The enclosed rear garden is mainly laid to gravel with a flower bed. Paved path to the rear gate. Wooden shed and large garden storage box. External lighting.

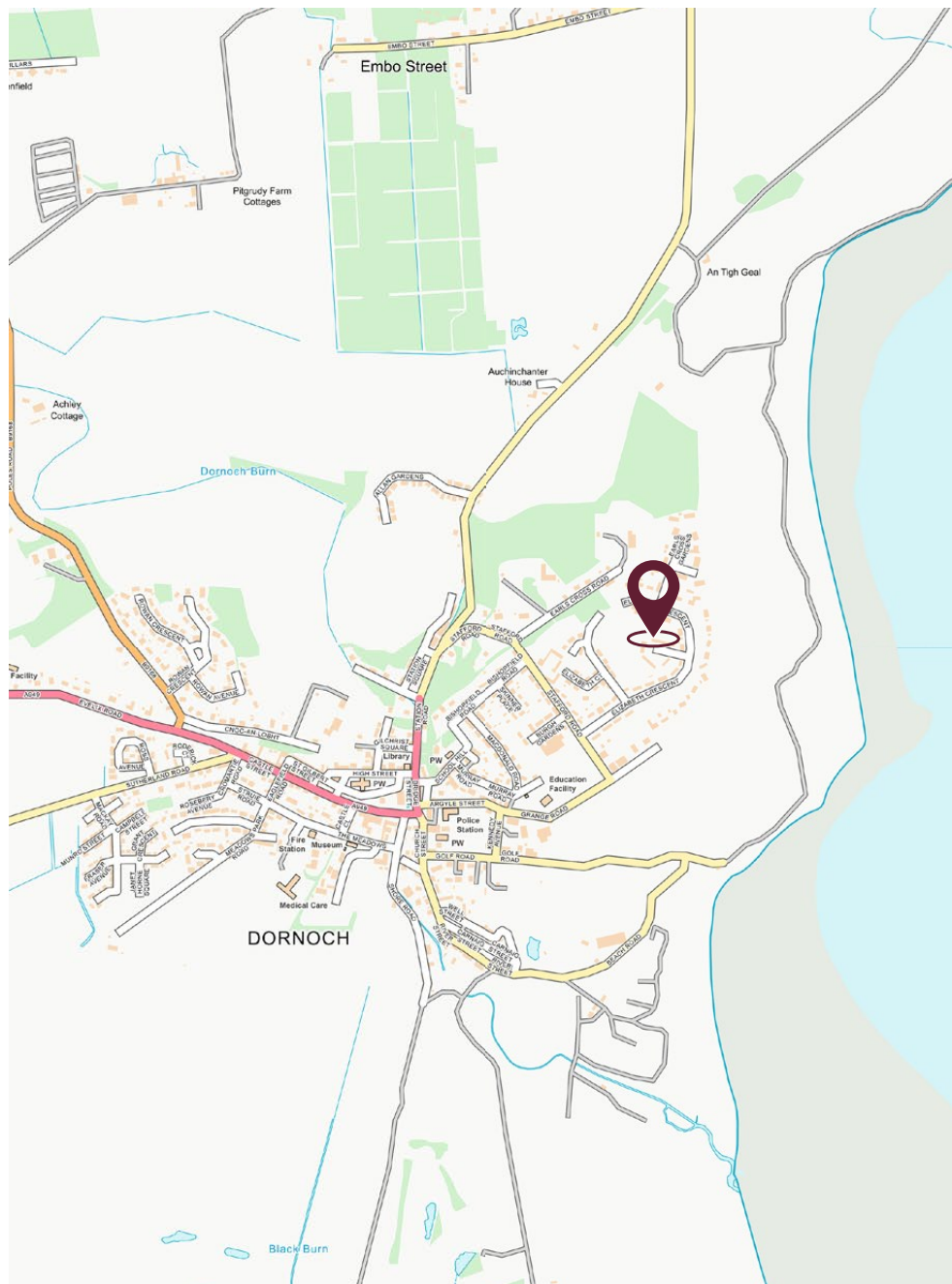
Viewing:

Please contact Mhairi Mackay on 07867771028

EPC Rating: D**Directions:**

After entering Dornoch, pass the school and War memorial, on the left and carry on down to the square. At the square go straight across and up the hill following the road past the Royal Golf Hotel, on the right. Turn left onto Stafford Road and then first right into Elizabeth Crescent, go past the first junction and take the second junction on the left into Elizabeth Gardens. No. 13 is on the right hand side at the bottom of Elizabeth Gardens.

<https://w3w.co/piper.baker.dining>



These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.

