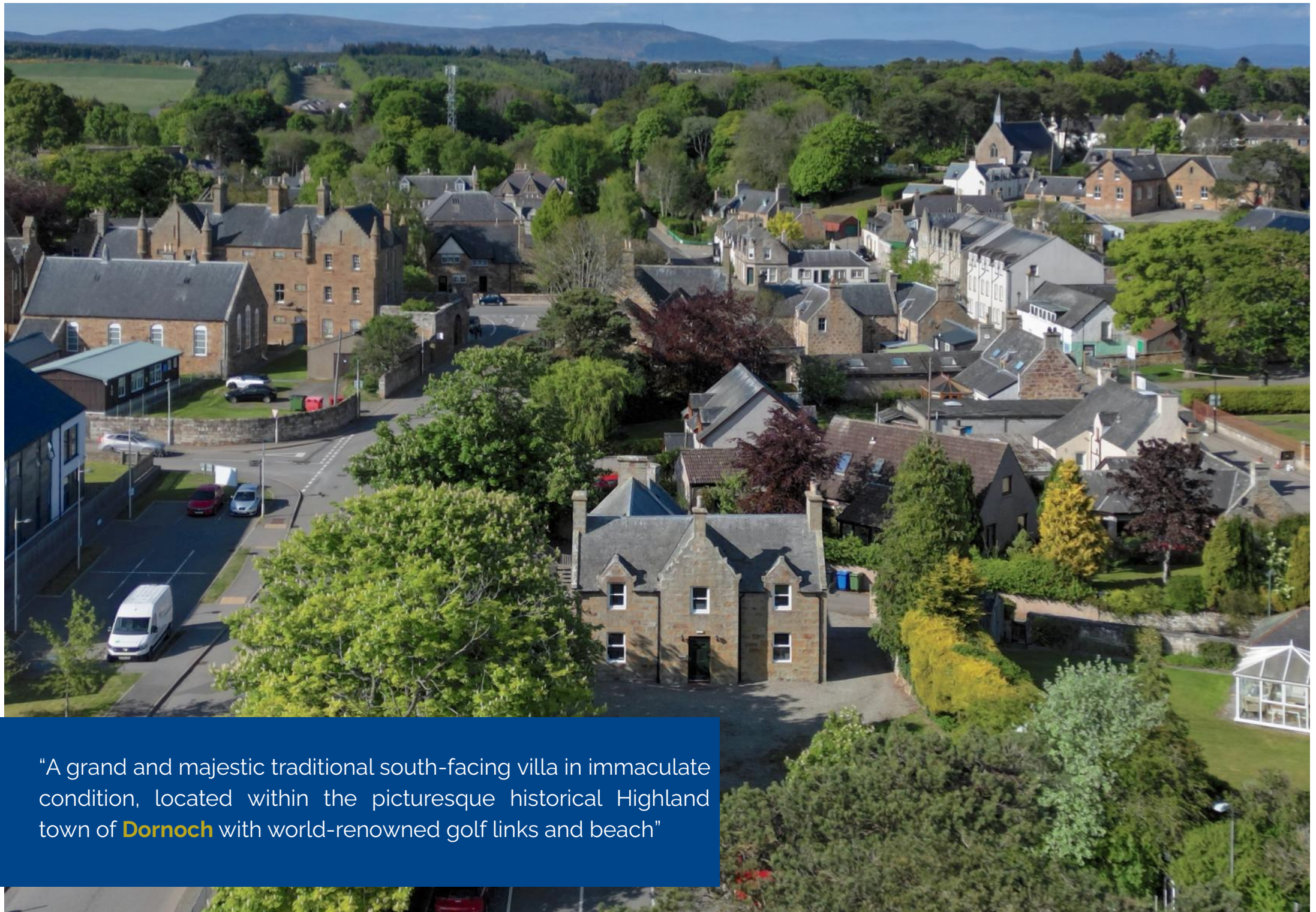


BURNSIDE HOUSE

SHORE ROAD, DORNOCH





"A grand and majestic traditional south-facing villa in immaculate condition, located within the picturesque historical Highland town of **Dornoch** with world-renowned golf links and beach"



Burnside House, Shore Road, Dornoch, Highland, IV25 3LS

For Sale as a whole:

Offers Over £440,000

Property Highlights

- + Immaculately presented family villa, including five bedrooms and four bathrooms.
- + Potential for self-contained auxiliary accommodation.
- + Generous south-facing garden grounds with ample parking space.
- + Central location within the Highland town of Dornoch with well-renowned beach and championship golf course.



Location & Situation

For those looking for an impressive and spacious traditional family home in walk-in condition, in a coastal picturesque Sutherland town location with amenities and leisure opportunities on your doorstep, Burnside House at Dornoch is the ideal property.

Burnside House is situated a stones throw south from the historic centre of Dornoch, a former Royal Burgh stretching back to the sixth century AD. This charming, historic small town is steeped in history, home to Britain's most northerly cathedral and a town centre designated as a conservation area.

The town makes an excellent base for local services in the area, with primary and secondary schools being found here as well as local shops and various hospitality venues: the well-renowned Dornoch Castle Hotel and Cocoa Mountain chocolate shop, made famous through Dragons Den, are both located just round the corner from the property. Furthermore, the town is home to the world-famous Royal Dornoch Golf Course and Golf Club, fascinating Historylinks Museum as well as the sweeping sands of Dornoch Beach.

Beyond Dornoch, the surrounding area is spoilt for choice for leisure activities. The well-renowned beach and dunes of Embo and Coul Links are found a short distance to the north, with the fairytale-like Dunrobin Castle just a short distance beyond. Exclusive Skibo Castle is also located nearby. Heading inland towards the Highland hills, the Falls of Shin make for an excellent stop-off on the way to the heather-clad mountains and rugged west coast. In addition, Dornoch lies on the world-famous NC500, a not-to-be-missed 500 mile road trip showing the best the north of Scotland has to offer.

Tain to the south, on the other side of the Dornoch Firth, is only 9 miles in distance providing a variety of local amenities and services, including supermarkets and train station. To the east, the historic fishing village of Portmahomack and lighthouse of Tarbet Ness provide further local attractions.

Following the main A9 road south, past the Cromarty Firth and over the picturesque Black Isle, lies the growing city of Inverness. The Capital of the Highlands hosts all the services you would expect from such a vibrant hub, including a shopping centre, nightlife, entertainment and good transport connections to the south and east, including an airport offering domestic and European flights.



Distances

Tain 9 miles

Golspie 10 miles

Lairg 21 miles

Dingwall 33 miles

Inverness 44 miles



Burnside House

Gross Internal Floor Area - approx. 183 sq.m

what3words location: ///stance.estate.sediment

Accommodation

Burnside House comprises a one-and-a-half storey traditional villa of stone and slate construction, providing ample family accommodation across two large storeys. The house is in excellent walk-in condition having been recently renovated and utilised as self-catering holiday accommodation.

The interior of the house has been tastefully decorated in modern Highland country style throughout. The house has been designed so that it can host two separate self-contained units if desired, with the property benefitting from two entrances as well as two kitchens, living rooms and staircases.

Entering the house from the front door takes you into the main hallway with oak laminate flooring. On the right lies the cosy front living room with oak mantelpiece and woodburner, the perfect place to relax with friends and family. On the left, you enter the bright and spacious kitchen and dining area, with tiled floor, contemporary cream-coloured kitchen units and modern appliances.

Re-entering the impressive hallway, you go past a shower room on the left and the back entrance on the right and enter the bright back living room, with the second modern and well-equipped kitchen beyond.

From here, a second spiral staircase takes you up to the first floor, with the first room on the right being the modern bathroom, with grey wall tiles, bath and shower over. Following the hallway, you find three comfortable and attentively furnished bedrooms on the right with fourth bedroom at the end, opposite the main spiral staircase leading down to the main hallway below.

Past the staircase, at the end of the hallway, you find the second modern bathroom and then the fifth master bedroom of the home, enjoying an enviable south facing position overlooking the front garden grounds all the way to the Dornoch Links and Dornoch Firth just beyond. The bedroom benefits from a large en-suite, featuring large grey-tiled walk-in shower.





Outside

Externally, the property benefits from a generously sized front garden laid to lawn, with ample space for children and pets to roam around, as well as a large gravel area suitable for multiple car parking.

In addition, the open spaces to the front and west sides of the property provide ample room for a potential patio or outdoor seating and dining area, perfect for soaking up the sun on warm summer evenings. The property also benefits from a wooden shed for household and garden storage.



The property benefits from two means of access, with access being taken either from a tarmac lane to the north of the property which provides access to Church Street to the east, and via a traditional stone bridge providing access to Shore Road to the west.

Property Details

Home Report: Home Report available online www.anestates.co.uk

EPC: Band E.

Council Tax: N/A as property currently subject to business rates as holiday accommodation.

Services: Mains water and electricity. Oil central heating. Mains drainage.

Included in Sale: All carpets, curtains, blinds and white goods included. Other furnishings may be available.

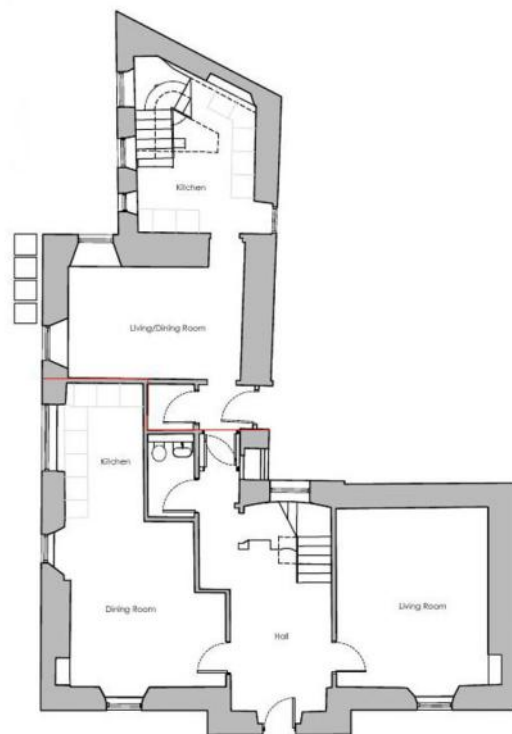
Directions

From the south, follow the A9 road north of Inverness, going over the Black Isle, along the shores of the Cromarty Firth, past the town of Tain and over the Dornoch Bridge. Approximately 3 miles after the Dornoch Bridge, turn right onto the A949 road signposted 'Dornoch 2; Embo 5'. Follow this road into Dornoch, passing the Cathedral on the left and Dornoch Castle Hotel on the right. Immediately after the Jail Dornoch Store turn right onto Shore Road. Burnside House is the second house on the left after the turnoff for 'Dornoch Retail and Business Park',

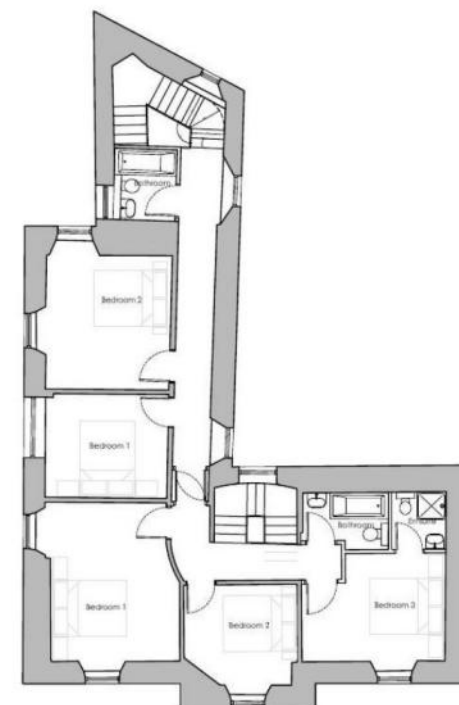
Viewings

To arrange a viewing of the property, please contact the selling agents, Aberdeen & Northern Estates on t: 01467 623800 (Mon - Fri, 9am - 5pm). Any viewing enquiries can also be sent to estates@anmgroup.co.uk





Ground Floor Plan (Indicative / guide only)



First Floor Plan (Indicative / guide only)



Property Details & Important Notices

Local Authority: Highland Council Service Point, Carnegie Library, 8 High Street, Dornoch, IV25 3SH

Entry: By mutual arrangement

Note: Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

Anti Money Laundering Compliance: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out checks and due diligence on property purchasers. If an offer has been accepted, the purchaser(s) will need to provide proof of identity, residence and proof of funds, as a minimum, prior to any transaction proceeding.

Offers: Formal offers, in the acceptable Scottish form should be submitted, along with the relevant anti-money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

Servitude Rights, Burdens and Wayleaves: The property is sold subject to and with the benefit of all servitude rights, including rights of access and rights of way, whether public or private. The buyer(s) will be held to have satisfied himself/themselves as to the nature of all such servitude rights and others.

Title: The buyer(s) shall be bound to accept the title as it presently stands in the name of the seller(s) and the conveyance in favour of the buyer(s) shall be subject to all the exceptions, reservations, burdens and conditions presently contained in the title deeds. There shall be excepted from warrandice in the conveyance in favour of the buyer(s) any leases, tenancies, tenants' rights, missives, agreements, rights of possession, rights of way, access rights, and sewerage and drainage facilities, and all other servitudes and other rights without prejudice to the right of the buyer(s) to quarrel or impugn the same on any ground not inferring warrandice against the seller(s).



Stipulations

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise or that any services, appliances, equipment or facilities are in good working order. Prospective buyers must satisfy themselves on all such matters prior to purchase. Any areas, measurements, distances or floorplans referred to are given as a guide only and are not guaranteed. If such details are fundamental to a purchase, buyers must rely on their own enquiries. Where any reference is made to planning permissions or potential uses, such information is given by Aberdeen & Northern Estates Ltd in good faith. Prospective buyers should however make their own enquiries into such matters prior to purchase.

Purchase Price: Within 7 days of completion of the exchange of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Clydesdale Bank plc base rate. No consignment shall be effectual in avoiding such interest. **Disputes:** Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan, or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision, acting as experts, shall be final. **Plans, Areas and Schedules:** These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents but no warranty is given as to their accuracy and the property will be sold only on the basis of the seller's title and as possessed. The buyer(s) shall be deemed to have satisfied himself/themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof. **Lotting:** It is intended to offer the property for sale as described, but the seller(s) reserves the right to divide the property into further lots, or to withdraw the property, or to include further property. **Apportionments:** All outgoings shall be apportioned between the sellers and the buyer(s) as at the date of entry. **Obligations of Purchasers etc.:** The sale is subject to all existing rights of occupation, whether under agreement or by law or custom or otherwise. Any obligations following upon these incumbent upon the seller(s) will be taken over by the buyer(s) who shall free and relieve the seller(s) of all claims for compensation under statute or otherwise. The seller(s) shall be under no obligation to obtain written or formal contracts, leases, agreements and others where these are informal or have not already been reduced to writing. **Mis-representation:** The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern Estates, the selling agents, shall be responsible for such faults or defects or for any statements contained in the particulars of the property prepared by the selling agents. The buyer(s) shall be deemed to acknowledge that he has/they have not entered into this contract in reliance on any said statements, that he has/they have satisfied himself/themselves as to the content of each of the said statements by the inspection or otherwise, and that no warranty or representation has been made by the seller(s) or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the buyer(s) to rescind or to be discharged from this contract nor entitle either party to compensation or damages, nor in any circumstances to give either party any cause for action.

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Viewing strictly by appointment only



To view this property or for further information, contact our office:

01467 623800
estates@anmgroupp.co.uk



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