

MDIZA, CASTLE CLOSE, DORNOCH, SUTHERLAND



LIVING ROOM, DINING ROOM, KITCHEN, CONSERVATORY, TWO BEDROOMS, SHOWER ROOM, ATTIC STORE WITH FIXED STAIR. OUTBUILDINGS.

Mdiza is a detached bungalow situated in an ideal location in the centre of Dornoch and is within walking distance of all local amenities including The Royal Dornoch Golf Club, award winning beach and historic town centre. The property is in need of renovation and modernising and comprises the following: Living room, dining room, kitchen, conservatory, two bedrooms, shower room and attic store with fixed stair. The property benefits from electric storage heating with the addition of a log burning stove in the living room. Externally the gardens which are easily maintained and are mainly laid to lawn lie to the front and rear of the property. A paved seating area to the rear provides an ideal setting for outdoor entertaining. There are substantial stone outbuildings to the rear.

OFFERS OVER £220,000.00



LOCATION

The cottage is centrally situated in the Royal Burgh of Dornoch – an attractive historic Cathedral town – and is well positioned to benefit from the recreational and sporting facilities on offer. Most famous being The Royal Dornoch Golf Course ranked amongst the top courses in the world. Dornoch also provides a wide range of facilities including a variety of shops, hotels and restaurants. Education facilities in Dornoch include playgroup, nursery, Primary and Secondary schools.

DIRECTIONS

As you go down Castle Street, turn right before Dornoch Castle Hotel and Mdzia is the last property on the right hand side before you go on to Meadows Road.

ACCOMMODATION

Entrance through half glazed timber door with side window into:

PORCH

1.31m x 0.83m (4'3" x 2'9")

Fitted shelf. Door into:

HALL

4.40m x 1.64m (14'5" x 5'4")

Access is given to inner hall, living room and kitchen. Built-in cupboard housing the electric meter. Airing cupboard housing the hot water tank with shelving. Fitted coat hooks. Electric storage heater. Parquet flooring.

LIVING ROOM

5.21m x 3.75m (16'7" x 12'4")

Nicely proportioned and bright room enjoying a double aspect including a south facing bay window. A feature of this room is the log burning stove set on a tiled fireplace. Carpet. Curtains. Electric storage heater. Wall lights. Door into:

DINING ROOM

3.87m x 3.66m (12'8" x 12'1")

Enjoying a south facing aspect this room can be accessed from the living room and kitchen. Carpet. Curtains. Electric storage heater. Stairs lead up to a small landing allowing access to first floor bedroom.

BEDROOM

4.50m x 3.93m (14'9" x 12'11")

Side facing Velux looking over towards Dornoch Cathedral. Built-in wardrobe with hanging rail. Door leads into loft space.

KITCHEN

3.91m x 2.25m (12'10" x 7'4")

Comprising a number of wall and base units incorporating a built-in electric hob and oven with extractor hood above. Integrated fridge which is not in working order. Stainless steel single sink and drainer with mixer tap. Plumbed for washing machine. Tiled splash-back. Space for under-unit freezer. Door to storage cupboard with shelf. Door leads into conservatory.

CONSERVATORY

2.90m x 2.13m (9'6" x 7'1")

Glazed on 3 sides with wood sills. Wall lights. Door out to rear garden.

From the entrance hall door leads into an inner hall which gives access to 2 bedrooms and a shower room.

BEDROOM 1

3.65m x 3.02m (11'11" x 9'11")

Front facing window. Built-in wardrobe with large cupboard above. Carpet. Electric panel heater.

BEDROOM 2

3.83m x 3.04m (12'7" x 9'11")

Rear facing window. Two built-in wardrobes. Carpet. Electric panel heater.

SHOWER ROOM

2.01m x 1.97m (6'11" x 6'5")

Comprising WC, wash hand basin and corner shower cubicle fitted with an electric shower unit and lined with wet wall panelling. Fitted wall cabinet. Dimplex wall heater. Fitted towel rail.

GARDEN

The garden lies to the front, side and rear of the property and is mainly laid to lawn. Boundaries are by way of fences and walls.

OUTBUILDINGS

There is a stone built semi-detached outbuilding provided within the rear garden grounds

COUNCIL TAX BAND

Band 'D'

EPC

Band 'E'

POST CODE

IV25 3SE

SERVICES

Mains water, electricity and 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. Offerers by 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.

