

**BEN VIEW, ELIZABETH CRESCENT,
DORNOCH, SUTHERLAND, IV25 3NN**



**LOUNGE, KITCHEN/DINING/SITTING ROOM, UTILITY, WET ROOM,
THREE DOUBLE BEDROOMS, SHOWER ROOM. DETACHED GARAGE.**

This delightful and elegantly proportioned detached villa enjoys a pleasant location within a mature residential private development and is only a short walk to the Clubhouse, beach and town centre. The accommodation is laid over two floors with the main lounge, which is located on the first floor, enjoying panoramic views across to the Ben Bhraggie Monument. Ben View benefits from the following: On the ground floor, kitchen/dining room/sitting room, utility room, wet room and two double bedrooms with the main lounge, shower room and bedroom located on the first floor. The property is fully double glazed and benefits from oil fired central heating with the addition of a gas fire in the lounge. Externally there is a large driveway which leads round the back to the garage providing excellent parking. The front garden is designed for easy maintenance and is laid to lawn.

OFFERS IN THE REGION OF £395,000.00



LOCATION

The property 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. Dental and Medical Practices. Beauty salons and hairdressers. Education facilities in Dornoch include playgroup, nursery, Primary and Secondary schools.

DIRECTIONS

From the Square in Dornoch drive straight ahead up the hill past the Royal Golf Hotel. Follow this road round and just before the entrance into the Dornoch Station Hotel, turn right into Elizabeth Crescent. Follow this road straight ahead passing two junctions on your left hand side and Ben View is the fourth house on the left hand side past the second junction.

ACCOMMODATION

Entrance through part glazed UPVC door into:

VESTIBULE

1.68m x 1.43m (5'6" x 4'8")

Built-in bench seat with storage under. Vinyl flooring. Ceiling light. 15-pane door through to entrance hall.

HALL

Spacious hallway allowing access to kitchen/dining room, two bedrooms and wet room. Double storage cupboard with hanging rail, shelf and sliding doors. Carpet. Radiator. Open staircase to landing. Feature ceiling light. Wall light.

KITCHEN/DINING/FAMILY ROOM

6.21m x 5.18m (20'2" x 16'11")

The kitchen enjoys a double aspect and comprises a generous number of wall and base units including breakfast bar, corner carousel unit, corner display units and drawers and incorporates a 1.5 sink and drainer with mixer tap, built-in electric ceramic hob with integrated extractor hood above and a double eye level oven and grill. Under-unit fridge and freezer. Tiled work surface. Vertical blinds. Vinyl flooring. Ceiling light. Partial views across to the Dornoch Firth. The dining/family room also enjoys a double aspect with views across to the Ben Bhraggie Monument and towards the Dornoch Firth. Door into cupboard housing the hot water tank. Two ceiling lights. Vertical blinds. Curtains. Two radiators. Carpet. Door to utility.

UTILITY ROOM

3.13m x 1.99m (10'3" x 6'6")

Front facing window enjoying views across to Ben Bhraggie. Single sink and drainer set in base unit comprising storage cupboards. Work surface. Tiled splash-back. Vertical blinds. Shelved linen cupboard. Tiled flooring. Plumbed for washing machine. Vented for tumble dryer. Central heating boiler. Half glazed external door.

WET ROOM

2.97m x 2.71m (9'9" x 8'10")

The wet room has been fully lined with wet wall panelling and comprises WC, wash hand basin and shower with half screen and curtain. Non slip flooring. Ladder style heated towel rail. Side facing window. Radiator. Extractor fan. Wall mounted mirror.

BEDROOM 1

3.94m x 3.82m (12'11" x 12'6")

Nicely proportioned room with rear facing window fitted with vertical blinds and curtains. Two double wardrobes with hanging rail, shelving and sliding doors. Carpet. Radiator. Ceiling and wall lights.

BEDROOM 2

3.96m x 3.96m (13' x 13')

Another nicely proportioned room with rear facing window fitted with vertical blinds and curtains. Two double wardrobes with hanging rail, shelving and sliding doors. Carpet. Radiator. Ceiling light.

From the entrance hall, an open staircase with fitted stair lift leads up to the landing.

LANDING

Access is given to lounge, shower room and bedroom. Hatch to loft. Radiator. Velux window fitted with roller blind. Window fitted with vertical blinds and curtains. Eaves access is available from wall hatches.

LOUNGE

6.77m x 5m (22'2" x 16'5")

Delightful and spacious, triple aspect room, allowing plenty of natural light to enter and taking full advantage of the views across to Ben Bhraggie, and to the Dornoch Firth and along the coast. This room also benefits from two Velux windows. A composite stone fireplace with a timber mantel over, which has a coal effect gas fire positioned in the opening, provides an attractive focal point. Two feature ceiling lights.

SHOWER ROOM

1.97m x 1.92m (6'5" x 6'3")

Comprising WC, wash hand basin and fully tiled shower cubicle. Tiled splash-back. Velux window. Radiator. Wall mounted electric bar heater. Extractor fan.

BEDROOM 3

4.42m x 4.20m (14'9" x 14'1")

Nicely proportioned room with rear facing window fitted with vertical blinds and curtains. Access into Eaves. Two double wardrobes with hanging rail, shelving and sliding doors. Ceiling and wall lights. Carpet.

GARAGE

7m x 3.60m

A detached concrete block garage is provided within the rear garden and benefits from a water supply to an internal tap and sink and electricity supply to several lights, power sockets and the electrically powered vehicular remote controlled up and over door. There is also an additional timber pedestrian door.

GARDEN

Ben View sits in a generous sized plot bounded by way of blockwork walls. A large tarmac driveway is provided along the left side of the property providing ample space for parking as well as access to the detached garage at the rear. The front garden is designed for easy maintenance and is laid to lawn and planted with a number of shrub planted beds.

INCLUDED

All carpets, curtains and blinds.

COUNCIL TAX BAND

Band 'F'

EPC

Band 'E'

POST CODE

IV25 3NN

SERVICES

Mains water, electricity and drainage. Telephone.

VIEWING

Contact the selling agents

ENTRY

Vacant possession on completion

PRICE

Offers in the Region of £395,000.00 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. Offerors 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.

