

**DUNEDEN, EARL'S CROSS ROAD,  
DORNOCH, SUTHERLAND, IV25 3PJ**



**LOUNGE, KITCHEN, DINER, TWO BEDROOMS,  
SHOWER ROOM. CLOAKROOM. SUMMERHOUSE.**

This detached bungalow is located within a long established residential area of Dornoch and is a short walk from all local amenities including the famous Royal Dornoch Golf Club, award winning beach and historic town centre. The property, which is in walk-in condition has been upgraded and modernised to a high standard and offers a bright lounge, two double bedrooms, quality fitted kitchen with integral appliances and centre island with breakfast bar, fully fitted shower room with wash hand basin set in vanity unit and a cloakroom. Full double glazing and electric storage heaters throughout. Externally, the garden lies to the front, side and rear and has been laid to lawn for easy maintenance. There is a driveway to the side of the property which provides off street parking. This property would make an excellent first or retirement purchase and viewing is highly recommended.

**OFFERS OVER £235,000.00**



## LOCATION

---

Duneden is 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, restaurants, service businesses and medical centre. Education facilities in Dornoch include playgroup, nursery, Primary and Secondary schools.

## DIRECTIONS

---

As you go through Castle Street and head towards the town square, turn left and drive towards Embo. Take the third junction on the right hand side. At the top of this hill, turn left onto Earls Cross Road and Duneden is the first property after Oversteps Eventide Nursing Home.

## ACCOMMODATION

Entrance through part glazed UPVC door into:

## VESTIBULE

---

**1.20m x 1.17m (3'11" x 3'10")**

Carpet. Ceiling light. Glazed door into hallway.

## HALL

---

Access is given to lounge, two bedrooms, shower room and kitchen. Door into storage cupboard housing the electric consumer unit with shelf and hanging rail. Further door leads into an airing cupboard housing the hot water tank. Electric storage heater. Ceiling light. Carpet.

## LOUNGE

---

**4.68m x 3.55m (15'4" x 11'7")**

Nicely proportioned and bright room with front facing picture window fitted with venetian blinds and curtains. Electric fire set in modern fireplace provides an attractive focal point. TV point. Carpet. Ceiling light. Electric storage heater.

## SHOWER ROOM

---

**2.50m x 2.30m (8'1" x 7'6")**

This fully fitted shower room comprises built-in WC and vanity wash hand basin and enjoys a number of storage cupboards and drawers. Wet wall splash-back. Shower cubicle fully lined with wet wall panelling. Non-slip vinyl flooring. Aluminium heated towel rail. Extractor fan. Feature wall mounted mirror with LED lighting. Rear facing window fitted with venetian blinds.

## KITCHEN

---

**3.65m x 3.50m (11'10" x 11'6")**

This quality fitted kitchen comprises a generous number of wall and base units incorporating a built-in Neff hob with chimney hood extractor above, eye level oven, and integrated dishwasher, washing machine and fridge freezer. Stainless steel sink and drainer with mixer tap. Matching work tops and splash-back. The kitchen is complimented by a centre island and breakfast bar with built-in cupboards under. Side facing window fitted with venetian blinds. Electric storage heater. Drop ceiling light over island unit. Modern lighting completes this stylish room. Open through to diner. Door leads to rear porch.

## DINER

---

**2.53m x 2.41m (8'3" x 7'10")**

Rear facing window fitted with venetian blinds and curtains. Drop ceiling light over table area. Carpet. Electric panel heater.

## BEDROOM 1

---

**3.57m x 2.57m (11'8" x 8'6")**

Nicely proportioned and bright double bedroom situated at the front of the property. Fitted blinds and curtains. Wall mounted electric panel heater. Carpet.

## BEDROOM 2

---

**3.56m x 3.56m (11'8" x 11'8")**

Rear facing window fitted with blinds and curtains. Carpet. Electric panel heater.

## REAR PORCH

---

**1.31m x 1.01m (4'3" x 3'4")**

Door leads into WC. Half glazed UPVC door out to rear of property. Vinyl flooring. Ceiling light.

## CLOAKROOM

---

**1.08m x 0.93m (3'6" x 3')**

Comprising WC and built-in wash hand basin with cupboard under. Wet wall splash-back. Rear facing window. Vinyl flooring. Heated towel rail.

## GARDEN

---

The generous sized garden lies to the front, side and rear is mainly laid to lawn for easy maintenance. There is a driveway which allows for off street parking. Timber summerhouse

## INCLUDED

---

All carpets and blinds.

## COUNCIL TAX BAND

---

'C'

## EPC BAND

---

'E'

## POST CODE

---

IV25 3PJ

## SERVICES

---

Mains water, electricity and drainage.

## VIEWING

---

Contact the selling agents

## ENTRY

---

By Arrangement

## PRICE

---

Offers over £235,000.00 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.*

