

**8 HIGH STREET, DORNOCH,  
SUTHERLAND, IV25 3SH**



**LOUNGE, KITCHEN, UTILITY ROOM, SHOWER ROOM,  
CLOAKROOM, THREE BEDROOMS, STORE ROOM,  
FORMER SHOP AREA, SHOP KITCHEN, SHOP WC, WORK ROOM.**

This three bedroom, mid-terraced traditional stone house is set in a prime central location in the High Street of Dornoch and is located within the Dornoch Conservation Area. The property is within easy walking distance to Royal Dornoch Golf Club, award winning beach and all local amenities. Offering excellent accommodation over three floors, this comfortable family home does require some renovation and modernising but enjoys generously proportioned and bright rooms throughout, with views to Dornoch Cathedral, which sits directly across from the property, from all front facing rooms. On the ground floor there is a bright, spacious former shop area, with its own kitchen and cloakroom, with access directly off High Street, a nicely proportioned work room, again with access off High Street, kitchen, utility room and cloakroom. On the first floor is living room and master bedroom, both looking out to the Cathedral and family shower room with two further front facing bedrooms located on the second floor. The property benefits from partial double glazing and oil fired central heating. Externally there is a small fully enclosed garden to the rear which is accessed through the property. Only by viewing can this property and its central location be truly appreciated.

**FIXED PRICE £270,000**



## LOCATION

The subjects are located in the town centre of Dornoch and affords ready access to the High Street and all local facilities within the town. The property fronts onto High Street and is within the Conservation Area of the town. Dornoch offers a variety of recreational and sporting facilities the 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, coffee shops, hairdressers, medical centre and dental practice. Education facilities in Dornoch include playgroup, nursery, Primary and Secondary schools. The city of Inverness is approximately one hour's drive away via the A9. Inverness is the capital of the Highlands with many shops, restaurants, bars and great road, rail and air links.

## ACCOMMODATION

Entrance to the property is made through the front door directly off High Street.

## FRONT ENTRANCE HALL

From the main entrance hall a split stair case allows access down to the ground floor accommodation, comprising the main kitchen, utility room, a second smaller kitchen, two cloakrooms, former shop area 1 and former shop area 2. Stairs also lead up to the first floor accommodation comprising, family living room, shower room and master bedroom. Tiled flooring. Radiator. Wall mounted cupboard comprising electric meter and fuse box. Under-stair storage cupboard with hanging rail. Ceiling light.

Although the property is now entirely residential, there is the option to lock off the door connecting the former shop area to the property, allowing for a self-sufficient commercial unit comprising floor space, kitchen and WC, subject to obtaining the appropriate permissions.

## FORMER SHOP AREA 1 5.74m x 5.16m (18'10" x 16'11")

A well-proportioned and bright room located to the front of the property enjoying a front facing aspect out to Dornoch Cathedral. Part glazed double doors lead out directly onto High Street. Two radiators. Ceiling lights. Door leads through to an inner hall, giving access to a kitchen area and cloakroom.

## SHOP WC 2.06m x 1.10m (6'8" x 3'7")

Comprising WC and wash hand basin. Rear facing opaque window. Extractor fan.

## SHOP KITCHEN 4.63m x 2.79m (15'2" x 9'1")

Comprising stainless steel sink and drainer, with mixer tap and hot water tap, set in a double base unit. Large rear facing window. Carpet. Radiator. Two ceiling lights. Fitted wall shelving.

## KITCHEN 4.70m x 3.30m (15'2" x 10'10")

The main family kitchen comprises a generous number of wall and base pine units incorporating a stainless steel sink and drainer with mixer tap. Work surface with tiled splash-back. Tiled flooring. The ceiling has been lined with wood panelling. Exposed stone wall. An external door leads out to the rear garden. Two rear facing windows fitted with roller blinds. Radiator. Space for free standing cooker. Plumbed for dishwasher. Extractor fan. TV point. Telephone point. A sliding door leads through to a walk-in shelvesed pantry with light.

A rear inner hall allows access to utility room, cloakroom and Former Shop Area 2.

## UTILITY ROOM 3.43m x 3.02m (11'3" x 9'11")

Practical room comprising stainless steel sink and drainer set in base unit. Work surface. Plumbed for washing machine. Space for tumble dryer. Fitted wall shelving. Vinyl flooring. Rear facing opaque window. Radiator. Mega Flo water tank. Two ceiling lights.

## CLOAKROOM 1.58m x 1.01m (6'6" x 3'3")

Comprising WC and wall mounted wash hand basin. Extractor fan. Ceiling light. Carpet.

## WORK ROOM 5.72m x 3.47m (18'9" x 11'4")

Nicely proportioned room, located to the front of the property, with part glazed door out on to High Street. Fitted wall shelving. Wall mounted fuse box. Carpet. Radiator. Extractor fan. Fluorescent ceiling strip lights.

Whilst the work room has its own access to High Street and could function as a commercial unit subject to obtaining the appropriate consents, the main boiler for the property is located in the adjacent utility room and so separation of this unit would require further consideration.

From the main entrance hall, stairs lead up to the first floor landing allowing access to lounge, shower room and master bedroom. Front facing window overlooking Dornoch Cathedral. Carpet. Drop ceiling light. Radiator. Stairs lead up to second floor.

## LOUNGE

**5.95m x 4.13m (20'5" x 13'7")**

Attractive and bright room enjoying a double aspect. The front window has original shutters and wood panelling and looks straight out onto Dornoch Cathedral. A main feature of this room is the open fire, with wood surround. There are two recessed alcoves with shelving, lights and cupboard under. to either side of the fire place. Two radiators.

## SHOWER ROOM

**2.63m x 2.25m (11'1" x 8'5")**

Comprising WC, wash hand basin and shower cubicle which has been fully lined with wet wall panelling and fitted with an electric Mira shower unit. Rear facing opaque window. Non-slip vinyl flooring. Built-in airing cupboard with slatted shelving. Small built-in cupboard with shelving. The walls have been partially lined with painted wood panelling. Ladder style heated towel rail.

## BEDROOM 1

**6.13m x 3.64m (20'1" x 11'11")**

This bright and spacious room enjoys a double aspect with its front window looking directly out on to Dornoch Cathedral. Original wood panelling and shutters. Rear window with deep display sill, fitted with roller blind and curtains. Built-in shelvesed cupboard. Two radiators. Ornate coving. Carpet.

Stairs to second floor landing allowing access to two bedrooms and store room with window. Front facing window. Wood flooring. Coomb ceiling.

## BEDROOM 2

**4.40m x 3.84m (14'5" x 12'7")**

Small front facing window with secondary glazing looking out to Dornoch Cathedral. Rear facing Velux. Wood flooring. Electric panel heater. Coomb ceiling. Spot ceiling lights.

## BEDROOM 3

**3.84m x 3.60m (12'7" x 11'9")**

Small front facing window with secondary glazing again looking out to Dornoch Cathedral. Rear facing Velux. Electric panel heater. Coomb ceiling.

## GARDEN

A small fully enclosed garden is provided to the rear of the property and is accessed through the property.

## COUNCIL TAX BAND

Band 'C'

## EPC

Band 'E'

## POST CODE

IV25 3SH

## SERVICES

Mains water, electricity and drainage.

## VIEWING

Contact the selling agents

## ENTRY

By Arrangement

## PRICE

Fixed price £270,000 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

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