

**BRACADALE, HILTON, DORNOCH,  
SUTHERLAND, IV25 3PW**



**SITTING ROOM, KITCHEN, DINING ROOM,  
THREE BEDROOMS, BATHROOM, WC.  
DETACHED GARAGE.**

This detached bungalow sits in generous garden ground on the outskirts of Dornoch commanding superb panoramic views across farmland towards the Dornoch Firth. Bracadale, which was built circa 1970 and does require upgrading and modernising, enjoys a nicely proportioned sitting room, with open fire, bathroom, WC, kitchen, dining room and three bedrooms. Central heating is by way of an oil fired boiler. Externally, the gardens lie to the front, side and rear and a driveway provides off street parking for several vehicles. Dornoch beach and famous Royal Dornoch Golf Course is a 10 minute walk, the town centre is approximately 1 mile from the property. Viewing is highly recommended to appreciate the location and open views that this property enjoys.

**OFFERS OVER £220,000.00**



## LOCATION

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Embo Street is approximately 1 mile from the centre of Dornoch – an attractive historic Cathedral town with the 400 year old Royal Dornoch Golf Course ranking amongst the top courses in the world. Hunting and fishing are also popular sports. Dornoch provides a wide range of facilities including a variety of shops, restaurants, hotels, hairdressers, beauticians, Health Centre and Dental Surgery. Education facilities in Dornoch include playgroup, nursery, primary and secondary schools.

## DIRECTIONS

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From the Square in Dornoch, turn left and follow the signs for Embo. At the top of the hill, turn left in to Embo Street and Bracadale is the fourth house up on the right hand side.

## ACCOMMODATION

Covered entrance through part glazed door into:

## HALL

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Access is given to all accommodation apart from the dining room, which can be accessed through the sitting room and kitchen. Double doors into storage cupboard with slatted shelving. Hatch to loft. Carpet.

## SITTING ROOM

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**6.03m x 5.50m (19'9" x 18')**

Nicely proportioned room enjoying two large front facing windows, taking full advantage of the panoramic open views over farmland towards the Dornoch Firth. Door leads through to the dining room. Open fire set in a tiled fireplace with wood mantel. Fitted wall shelving. Opaque window to hall. Double glass doors with side windows lead out to the side of the property. Two radiators. Carpet. Fitted venetian blinds. Ceiling light.

## DINING ROOM

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**3.54m x 3.06m (11'7" x 10')**

Access to the dining room is given from the sitting room and kitchen. Side facing window with views along the Dornoch Firth coast. Carpet. Wall light. Sliding partition through to kitchen.

## KITCHEN

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**4.30m x 3.07m (14'2" x 10'1")**

Comprising a number of wall and base units incorporating a stainless steel double sink and work surface with tiled splash-back. Plumbed for washing machine. Door into shelved cupboard. Radiator. Vinyl flooring. Rear window. Door leads through to a large storage area which was formerly a car port.

## BEDROOM 1

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**4.26m x 3.15m (14'1" x 10'4")**

Generous sized room enjoying double aspect allowing plenty of natural light to enter. Wash hand basin with wall mirror above. Built-in wardrobe with hanging rail and shelving. Carpet. Radiator.

## BEDROOM 2

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**3.96m x 3.35m (13'11" x 11'1")**

Well-proportioned and bright room enjoying a double aspect with panoramic open views across farmland towards the Dornoch Firth. Wash hand basin with fitted wall mirror above. Fitted wardrobe with hanging rail, shelving and double doors. Carpet. Radiator. Ceiling light.

## BEDROOM 3

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**2.90m x 2.90m (9'6" x 9'6")**

Front facing window. Built-in wardrobe with hanging rail, shelving and double doors. Carpet. Ceiling light.

## WC

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**1.84m x 0.72m (6'1" x 2'4")**

Comprising WC and ceiling light.

## BATHROOM

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**2.76m x 1.66m (9'1" x 6'6")**

Comprising WC, wash hand basin and bath. Tiled splash-back. Rear facing window. Carpet. Fitted towel rail.

## LEAN-TO STORAGE AREA

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**5.42m x 2.94m (17'7" x 9'7")**

Large storage area with further rooms off. Internal access from the kitchen and external door.

## GARDEN

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Bracadale sits in generous garden ground to the front, rear and side and a driveway provides for off street parking for several cars as well as access to the detached garage.

## COUNCIL TAX BAND

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Band 'D'

## EPC BAND

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Band 'E'

## POST CODE

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IV25 3PW

## SERVICES

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Mains water, electricity and drainage.

## VIEWING

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Contact the selling agents

## ENTRY

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By Arrangement

## PRICE

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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.*

