

## 3 GRANT CRESCENT, DORNOCH, SUTHERLAND, IV25 3TF



### **OPEN PLAN LIVING ROOM/KITCHEN/DINING AREA, THREE DOUBLE BEDROOMS, SHOWER ROOM, GROUND FLOOR WC**

This modern, well presented, detached dwellinghouse is located in the high quality residential development of Deans Park on the edge of the Royal Burgh of Dornoch and is within walking distance to all amenities including the world famous Royal Dornoch Golf Club and award winning beach. This delightful and immaculate property, which is currently being run as a successful Air B&B, offers a bright open plan living room/kitchen/dining area and WC on the ground floor with three double sized bedrooms and shower room on the first floor and benefits from full double glazing and electric central heating with the addition of roof mounted solar panels which provide extra energy efficiency. Externally the property enjoys a fully enclosed private garden to the rear with a small grassed garden area to the front. Off street parking is provided to the side of the property allowing parking for two vehicles. This property would make an ideal family home and also with its convenient location, a short walk from all amenities, represents an ideal holiday home or buy to let investment.

**OFFERS OVER £250,000.00**



## LOCATION

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The property is located within a modern, ongoing development of similar type dwellings on the periphery of Dornoch and is within easy access of all local facilities within 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.

## DIRECTIONS

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As you head into Dornoch, pass the War Memorial and take the first right signposted "Cuthill" into Sutherland Road. Take the 1st junction on the left into Deans Park and follow the road along and take the 3rd junction on the left, before the play park, and 1st left again which takes you into Grant Crescent. No 3 is on the left hand side.

## ACCOMMODATION

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Entrance through solid front door with side opaque window into:

## ENTRANCE HALL

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Access is given to open plan living room/kitchen/dining area and WC. Carpeted stairs leads up to the landing. Under-stairs storage cupboard housing the electric consumer unit. Radiator. Carpet. Ceiling light.

## WC

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### 2.37m x 1.88m (7'9" x 6'2")

Comprising WC and wash hand basin. Vinyl flooring. Radiator. Extractor fan. Side facing window. Door into shelved storage cupboard.

## OPEN PLAN LIVING ROOM / KITCHEN / DINING AREA

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### 6.85m x 4.91m (22'6" x 16'1")

Nicely proportioned room with the living area enjoying a front facing window. Carpet. Radiator. Feature ceiling light. The kitchen has been fully fitted with a generous number of wall and base units, including drawers, and incorporates a built-in electric hob and oven with stainless steel splash-back. Extractor chimney hood. Integrated fridge freezer. Dishwasher. 1.5 sink and drainer with mixer tap. Rear facing window fitted with Roman blind. Vinyl flooring. A breakfast bar separates the kitchen from the dining area, which enjoys double patio doors leading out to the rear garden. Radiator. Feature ceiling light. Vinyl flooring.

From the entrance hall, a carpeted stairs leads up to a bright, spacious landing.

## LANDING

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Access is given to three nicely proportioned bedrooms and shower room. Door into shelved linen cupboard housing the electric boiler which supplies all domestic hot water and radiators. Hatch to loft. Carpet.

## BEDROOM 1

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### 4.01m x 2.85m (13'2" x 9'4")

Attractive and bright room enjoying front facing window. Fitted wardrobes with double mirrored doors. Carpet. Curtains. Radiator.

## BEDROOM 2

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### 3.60m x 3.07m (11'10" x 10')

Another nicely proportioned room with rear facing window. Fitted wardrobes with double mirrored doors. Carpet. Curtains. Radiator.

## BEDROOM 3

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### 2.81m x 2.40m (9'2" x 7'10")

Rear facing window. Carpet. Curtains. Radiator.

## SHOWER ROOM

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### 2.98m x 1.65m (9'9" x 5'5")

Comprising built-in WC, vanity wash hand basin, with display work top, and large shower cubicle fitted with a mains powered shower unit, and lined with wet wall panelling. Front facing window fitted with Roman blind. Extractor fan. Chrome ladder style heated towel rail. Vinyl flooring. Shaver socket.

## GARDEN

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The garden ground lies to the front and rear of the property. To the rear is an easily maintained, fully enclosed and private garden which has been laid with chippings. There is an attractive decked area which allows an ideal setting for outdoor entertaining. To the front is a small grassed area and a paved pathway leads around the property. There is a lock block driveway to the side, providing off street parking for two vehicles.

## CONTENTS

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The sellers are willing to offer the entire contents for purchase by separate negotiation.

## COUNCIL TAX BAND

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The property was previously a Band D but is currently listed as a self-catering unit and will be liable for rates.

## EPC

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Band 'C'

## POST CODE

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IV25 3TF

## SERVICES

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Mains water, electricity and drainage. Roof mounted solar panels provide extra energy efficiency.

## VIEWING

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Contact the selling agents

## ENTRY

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By Arrangement

## PRICE

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Offers over £250,000.00 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.*

