

**5 MACKAY ROAD, DORNOCH,  
SUTHERLAND, IV25 3RR**



**OPEN PLAN LIVING ROOM/KITCHEN/DINING AREA,  
TWO DOUBLE SIZED BEDROOMS (MASTER WITH EN-SUITE SHOWER ROOM),  
FAMILY BATHROOM, GROUND FLOOR WC**

This modern, well presented, mid-terraced 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 property offers a bright open plan living room/kitchen/dining area and spacious WC on the ground floor with two double sized bedrooms (with master En-suite shower room) and family bathroom 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. There are two allocated parking spaces which provides off street parking. This property will appeal to young families, retirement and rental investors alike and viewing is highly recommended.

**OFFERS OVER £200,000.00**





## 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 first junction on the left into Deans Park and follow this road straight ahead. 5 Mackay Road is on the right hand side.

## ACCOMMODATION

Entrance through solid front door 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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**2.14m x 1.71m**

Spacious room comprising WC and wash hand basin with splash-back. Double shaver socket. Extractor fan. Vinyl flooring.

## OPEN PLAN LIVING ROOM / KITCHEN / DINING AREA

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**LOUNGE: 3.20m x 5.02m**

**KITCHEN: 3.24m x 2.20m**

**DINING: 2.23m x 2.67m**

Nicely proportioned room with the living room enjoying a front facing window, fitted with venetian blinds and curtains. Carpet. Radiator. Ceiling light. The kitchen has been fitted with a number of wall and base units incorporating a stainless steel sink and drainer with mixer tap. Work surface. Built-in electric hob and oven with extractor hood above. Integrated fridge. Washing machine is included in the sale. Rear facing window fitted with roller blind overlooking the garden. Vinyl flooring. Chrome bar of ceiling lights. A peninsular unit separates the kitchen from the diner. The dining area enjoys double patio doors which lead out to the rear garden. Radiator. 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 two nicely proportioned bedrooms (master enjoying En-suite shower room) and family bathroom. Door into linen cupboard housing the electric boiler which supplies all domestic hot water and heating. Hatch to loft where hot water tank is located. Carpet.

## BEDROOM 1

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**3.20m x 3.44m**

Attractive and bright room enjoying front facing window. Fitted wardrobes with double mirrored doors, hanging rail and shelf. Carpet. Radiator. Door into En-suite.

## EN-SUITE

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**2.14m x 1.52m**

Comprising built-in WC and corner wash hand basin with tiled splash-back. Fully tiled shower cubicle. Extractor fan. Ceiling Velux. Chrome ladder style heated towel rail. Shaver socket.

## BEDROOM 2

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**3.20m x 3.21m**

Another nicely proportioned room with rear facing and ceiling Velux, both with fitted blinds, enjoying views over towards the Struie hills. Door leads into a built-in wardrobe with hanging rail and shelf. Radiator. Carpet.

## BATHROOM

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**2.13m x 2.00m**

Comprising built-in WC, vanity wash hand basin, with cupboard under and display work top. Bath with shower over and tiling around. Ceiling Velux. Chrome ladder style heated towel rail. Vinyl flooring. Double shaver socket.

## GARDEN

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To the rear is an easily maintained, fully enclosed and private garden which has been laid to lawn. Timber garden shed. A gate leads out to a rear path. To the front is a small grassed area. There is a parking area, with two allocated parking spaces, located to the side of the property.

## COUNCIL TAX BAND

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Band 'C'

## EPC

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Band 'B'

## POST CODE

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IV25 3RR

## 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 £200,000.00 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.*

