

**40 SORLEY AVENUE, DORNOCH,  
SUTHERLAND, IV25 3PA**



**OPEN PLAN KITCHEN/DINER/LIVING ROOM,  
SHOWER ROOM, TWO BEDROOMS**

This exclusive, well presented, two bedroom ground floor Apartment, which was constructed by Springfield Homes in 2023, is located in a high quality residential development on the edge of the Royal Burgh of Dornoch. In excellent condition throughout, the Apartment has been very well maintained and offers a bright open plan kitchen/diner/living room, two double bedrooms and shower room. Central heating is provided by way of a hybrid air source heat pump and boiler to wall mounted radiators. This property would make an ideal first time buy or home for someone to downsize and with its convenient location, just a short walk from Dornoch, also represents an ideal holiday home or buy to let investment.

**OFFERS OVER £160,000.00**



## LOCATION

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The Apartment is located within the high quality Springfield Development, situated on the outskirts of Dornoch. 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, doctor surgery and dental surgery, hairdressers and beauticians. Education facilities in Dornoch include playgroup, nursery, Primary and Secondary schools.

## ACCOMMODATION

Entrance through part glazed door at side of property into:

## ENTRANCE HALL

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Access is given to all accommodation. Door leads into a large walk-in storage cupboard with shelving and coat hooks, housing the electric consumer unit and hot water tank. Non-slip vinyl flooring. Two ceiling lights. Radiator.

## OPEN PLAN KITCHEN/DINING/LIVING ROOM

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**LIVING AREA: 4.26m x 3.84m**

**KITCHEN/DINER: 3.45m x 3.11m**

Attractive and nicely proportioned room enjoying open views to the rear over farmland. This modern, well-appointed kitchen is fully fitted with a good selection of wall and base units, including drawers and incorporates a built-in electric oven and hob with stainless steel extractor hood above. Under-unit lighting. Feature tiled splash-back. Built-in eye-level microwave. Integrated fridge freezer and washing machine. 1.5 sink and drainer with mixer tap. Modern ceiling light. Non-slip vinyl flooring. Radiator. Rear facing window fitted with vertical blind. The living area also enjoys a rear facing window with open views over farmland. A feature of this room is the electric fire and surround which provides an attractive focal point. Modern ceiling light. Radiator. Carpet.

## BEDROOM 1

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**3.46m x 2.76m**

Nicely proportioned room with front facing window. Fitted wardrobe with sliding mirrored doors. Carpet. Radiator.

## BEDROOM 2

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**3.21m x 2.62m**

Currently used as a study, this room also enjoys a front facing window. Fitted wall shelving. Built in wardrobe with sliding mirrored doors. Carpet. Radiator.

## SHOWER ROOM

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**2.91m x 1.74m**

Comprising deep soaker walk-in bath with shower over, WC and wall hung wash hand basin. Ladder style heated towel rail. Walls partially tiled. Recessed ceiling lights. Extractor fan. Side facing window fitted with vertical blinds. Double shaver socket. Fitted wall mirror. Non-slip vinyl flooring.

## GARDEN

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The property sits within a communal garden area laid to lawn. Off street parking is provided 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 3PA

## SERVICES

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Mains water, electricity and drainage, digital broadband and telephone.

## VIEWING

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Contact the selling agents.

## ENTRY

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By Arrangement

## PRICE

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Offers over £160,000.00 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.*

