

**ARGYLE HOUSE, ARGYLE STREET,  
DORNOCH, SUTHERLAND, IV25 3LA**



**FRONT PORCH, ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN,  
UTILITY ROOM, WC, STUDY, FOUR DOUBLE BEDROOMS (MASTER EN-SUITE  
SHOWER ROOM), FAMILY BATHROOM. DOUBLE GARAGE.**

Argyle House is a traditional, local sandstone built "C" Listed property, ideally situated in a peaceful conservation area close to the centre of Dornoch and is only a three minute walk to the Royal Dornoch Championship Golf Course and a short walk to the award winning beach. The property enjoys a south facing aspect and offers excellent accommodation set over two floors. This comfortable family home does require some upgrading and modernising but has generously proportioned and bright rooms throughout comprising on the ground floor: lounge, dining room, kitchen, utility room, study and WC with four double bedrooms, (one en-suite) and family bathroom located on the first floor. Externally, there are easily maintained gardens to the front and rear with off street parking, in the way of a driveway and double garage, provided to the rear of the property. Argyle House would make an ideal family home but could also have business potential. Only by viewing can this property and its enviable location be truly appreciated.

**OFFERS OVER £365,000.00**



## LOCATION

The property is centrally situated in the Royal Burgh of Dornoch – an attractive historic Cathedral town – and is well positioned to benefit from the recreational and sporting facilities on offer. Most famous of these is The Royal Dornoch Golf Course ranked number 2 of courses in the world. Dornoch also provides a wide range of facilities including a variety of shops, hotels, service businesses and garages. Education facilities in Dornoch include playgroup, nursery, Primary and Secondary schools.

## DIRECTIONS

From the Square in Dornoch go straight ahead up the hill and Argyle House sits just before the corner, on the left hand side.

## ACCOMMODATION

Entrance through double solid wood doors to:

### FRONT PORCH

**1.98m x 1.50m (6'5" x 4'11")**

Fully lined with pine wood panelling and glazed on three sides. Double doors lead into the main entrance hall.

### ENTRANCE HALL

Access is given to the lounge and dining room. An attractive feature of the hall is the pitch pine staircase, door facings and skirting boards. There is a walk-through to an open area which would make an ideal study. Under-stair storage cupboard. Radiator. Carpet.

## LOUNGE

**4.57m x 4.03m (14'11" x 13')**

Attractive room enjoying a south facing window, with wood panelling and secondary glazing. A main feature of this room is the pitch pine fire surround and Caithness flagstone hearth complimenting the open fire. Ornate corning. Deep skirtings. Radiator. Carpet. Wall and ceiling lights.

## DINING ROOM

**4.54m x 3.99m (14'9" x 12'11")**

Another nicely proportioned and attractive room enjoying a south facing window with secondary glazing. The wood panelling and skirtings have been painted. Shelved recess with built-in cupboard under. Carpet. Radiator. Door through to kitchen.

## KITCHEN

**5.26m x 4.04m (17'3" x 13'3")**

This spacious, fully fitted kitchen was upgraded and modernised recently and comprises a generous amount of storage units, including pull-out larder units, and incorporates two built-in eye-level ovens along with two convenient warmer drawers. Integrated fridge freezer and dishwasher. Deep sink and drainer set in a composite work surface with mixer tap and also a Quooker (boiler) tap. Matching splash-back. A feature of the kitchen is the composite centre island and breakfast bar, which enjoys additional storage drawers and cupboards. There is a built-in Neff hob with a rising powered coded pop up extractor and pop-up recessed socket tower with USB port. Recessed ceiling lights and spotlights. Laminate wood flooring. Two side facing double glazed windows fitted with Roman blinds. Radiator. The kitchen can be accessed from the utility room, dining room or study.

## UTILITY ROOM

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**3.69m x 2.27m (12'1" x 8")**

Comprising a number of wall and base units incorporating a stainless steel sink and drainer with mixer tap. Work surface with tiled splash-back. Oil central heating boiler. Ceiling mounted clothes drier pulley. Freezer. Washing machine. Door through to WC. External door leads out to the rear of the property.

## WC

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**1.61m x 1.41m (5'5" x 4'7")**

Comprising WC and wash hand basin. Vinyl tiled flooring. Radiator. Ceiling spotlights. Extractor fan. Concertina door into storage cupboard housing the hot water tank with slatted shelving above.

## STUDY

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**2.89m x 2.07m (9'6" x 6'9")**

Rear facing window, with secondary glazing, fitted with Roman blind. Wall mounted coat hooks and electric meter and fuse box. Laminate wood flooring.

From the front hall a pitch pine staircase leads up to landing

## LANDING

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Access is given to four double bedrooms and family bathroom. Front facing window with secondary glazing with views across to the Struie hills and Dornoch Firth bridge. Roller blind. Curtains. There is an attractive archway to the rear hall which has a side facing window, with secondary glazing, and built-in book shelving below. Deep shelved linen cupboard. Carpet.

## MASTER BEDROOM

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**4.56m x 4.08m (14'11" x 13'4")**

A generous sized master bedroom enjoying en-suite shower room. Front facing window with secondary glazing, enjoying views across to the Struie hills. Carpet. Radiator.

## EN-SUITE SHOWER ROOM

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**2.16m x 2.07m (7'1" x 6'9")**

Comprising WC, vanity wash hand basin with cupboard under and shower cubicle, with concertina door, which has been fully lined with wet wall panelling. Large wall mirror. Feature tiling around wash hand basin. Tiled flooring. Rear window fitted with roller blind and curtains. Radiator. Slim shelved cupboard. Double shaver socket.

## BEDROOM 2

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**(12'2" x 14'10")**

Another well-proportioned room enjoying a south facing window, with secondary glazing, allowing views over towards the Struie hills. Carpet. Curtains. Radiator.

## BEDROOM 3

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**3.75m x 2.82m (12'4" x 9'3")**

Side facing window with built-in shelving under. Radiator. Curtains. Door into slim shelved cupboard.

## BEDROOM 4

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**4.44m x 2.64m (14'7" x 8'8")**

Rear facing window with secondary glazing. This is another well-

proportioned room and enjoys built-in wardrobes with triple sliding doors. Carpet. Hatch to loft. Built-in bookcase. Radiator.

## BATHROOM

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**3.38m x 1.61m (11'1" x 5'3")**

4-piece coloured bathroom suite comprising WC, bidet, wash hand basin and bath with fitted electric shower over. Access to roof space. Walls have been partially lined with wood panelling and around bath have been lined with wet wall panelling. Side facing double glazed window. Hatch to loft. Radiator. Heated towel rail.

## OUTBUILDINGS

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Double garage with up and over electronic door and side pedestrian door. Power and light. Garden shed.

## GARDEN

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The front garden is attractively laid out with a view to easy management in Caithness flag stone and features many colourful shrubs. Access is through wrought iron gates to the front and side of the property. The rear garden features a driveway which also leads to the double garage. The rear garden is mainly laid to lawn and there is a concrete plinth with electricity supply and water tap, ideal for a greenhouse.

## INCLUDED

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All carpets and blinds. White goods are also included in the sale.

## COUNCIL TAX BAND

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Band 'E'

## EPC

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Band 'E'

## POST CODE

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IV25 3LA

## SERVICES

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Mains electricity, water 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 £365,000.00 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.*





