



Croit Geal, Achavandra Muir, Dornoch, Sutherland, IV25 3JA

Offers over £185,000

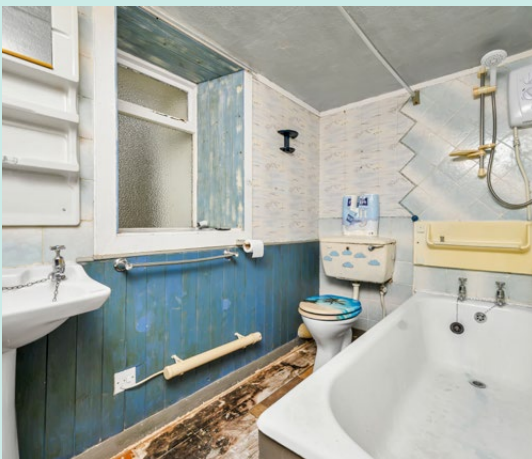


Croit Geal is a detached two storey dwelling house situated in a peaceful semi-rural location on the outskirts of Dornoch and is a short drive into the historic town centre, Royal Dornoch Golf Club and award winning beach. The property, which is in need of renovation and modernising, benefits from the following accommodation. On the ground floor is porch, sun room, kitchen, sitting room, dining room and bathroom with three bedrooms located on the first floor. Heating is by way of a solid fuel stove. Externally, the property sits in generous garden ground to the front, side and rear and enjoys open views across farmland to the Dornoch Firth. A private driveway off the A9 leads up to the property. Viewing is highly recommended to appreciate the peaceful location of this property.

Location

The Royal Burgh of Dornoch is a historic town on the route of the NC500 scenic drive around the North Highlands. World renowned for its Championship Golf Course, Dornoch is the centre of East Sutherland's increasingly popular golf paradise which includes the iconic courses of Brora, Golspie and Tain as well as Dornoch's second course the Struie. Dornoch is ideally placed for outdoor activities and the area is famed for its beautiful coastline, award winning beach and high quality of life. The town itself has a good range of shops, restaurants and services including a health centre as well as a primary school and Academy. There is a squash court, gym and MUGA available in the town centre.





Accommodation

Entrance through part glazed wood door into:

Porch

Glazed on two sides with access into sun room and hallway. Built-in bench with storage. Electric radiator.

Sun Room

Glazed on two sides. Ceiling light with fan. Window into kitchen. Built-in bench with storage. Radiator. Wall lights.

Hallway

Access is given to kitchen (with onward access to sitting room), bathroom and dining room. Stairs to landing. Wall mounted fuse box. Fitted coat hooks.

Sitting Room

Nicely proportioned room enjoying a double aspect. A feature of this room is the built-in Fyfe stone fireplace and display shelf, with log burning stove set on a Caithness slab hearth. Deep display sills. Two ceiling lights. Wall lights. Radiator.

Kitchen

Comprising a generous number of pine wall and base units incorporating a twin sink, built-in electric hob with extractor hood above. Eye level double oven. Rear facing window looking out over farmland. Plumbed for washing machine. Tiled splash-back. Door to sitting room.

Dining Room

Enjoying a double aspect with deep display sills. Wall mounted electric fire. Wall lights. Radiator.

Bathroom

Comprising WC, wash hand basin and bath with electric shower over. Rear facing window. Walls have been partially lined with wood panelling. Tiled splash-back and window sill.

Landing

Access is given to three bedrooms. Large south facing window with deep sill and two large storage cupboards with shelving. Wall mounted electric fire.

Bedroom 1

Nicely proportioned room with south facing window enjoying views across farmland towards the Dornoch Firth and Portmahomack lighthouse. Fitted wardrobe with double sliding doors. Built-in wash hand basin with work surface. Ceiling light. Radiator.

Bedroom 2

Large south facing window. Built-in wash hand basin, with work surface and mirror above. Double wardrobe with storage above. Ceiling light. Radiator.

Bedroom 3

Rear facing window. Built-in shelving. Hatch to loft. Door into airing cupboard housing hot water tank. Ceiling light.

Garden

The property sits in garden ground located to the front, side and rear which are partly bounded by post and wire fencing. A private drive leads up from the A9 to the property.

Outbuildings

A detached garage and car port are provided to the rear of the property with further timber sheds and greenhouses. Electric supply is provided to the garage and large greenhouse.





Porch	2.95m x 3.10m
Sun Room	3.68m x 2.67m
Hallway	2.85m x 1.68m
Sitting Room	7.85m x 3.94m
Kitchen	3.61m x 3.84m
Dining Room	3.51m x 3.89m
Bathroom	2.85m x 1.68m
Landing	2.94m x 1.83m
Bedroom 1	3.25m x 4.39m
Bedroom 2	3.09m x 4.32m
Bedroom 3	2.95m x 2.16m

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.

Council Tax Band

Band 'C'.

EPC Band

'F'.

Post Code

IV25 3JA.

Services

Mains water and electricity. Drainage is to a private septic tank system.

Viewing

Contact the selling agents.

Entry

By arrangement.

Price

Offers over £185,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

