



42 Sorley Avenue, Dornoch, Sutherland, IV25 3PA

Offers Over £160,000

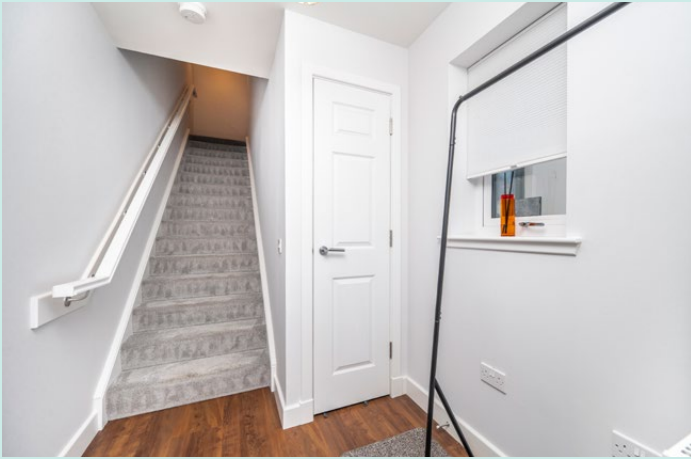


This modern, well-presented first floor apartment, constructed by Springfield Homes in 2023, is located in a high-quality residential development on the edge of the Royal Burgh of Dornoch and is only a 10-minute walk to all amenities including the world-famous Royal Dornoch Golf Club and award-winning beach. The apartment, which is in walk-in condition, offers a bright open-plan living room/kitchen/dining area with a bespoke kitchen including integrated appliances, quartz work surface, quooker tap and wine cooler, two double bedrooms and a bathroom with shower over bath. The entrance hall is spacious and ideal for storing a pram, golf clubs or bike, and the staircase is wide enough for a chair lift, future-proofing it for any older buyer. In excellent condition throughout, the apartment enjoys neutral décor on all walls. Central heating is provided by way of a hybrid air source heat pump and boiler to wall-mounted radiators, proving very economical. With its convenient location, just a short walk from Dornoch, this property represents an ideal family home, holiday home or buy-to-let investment and viewing is highly recommended.

Location

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 shops, hotels, restaurants, doctor and dental surgeries, hairdressers and beauticians. Education facilities in Dornoch include playgroup, nursery, primary and secondary schools.





Entrance Hall

This spacious entrance hallway is bright and airy and ideal for storing a pram, golf clubs, bike etc. Side-facing window fitted with a pleated honeycomb day blind. A door leads into a built-in storage cupboard with shelving housing the electric consumer unit. Karndene flooring. The stairway, which leads to the first floor allowing access to all accommodation and a spacious storage cupboard housing the hot water tank, has been carpeted and is ample wide enough for a chair lift, therefore future-proofing it for any older buyer.

Open Plan Kitchen/Dining/Living Room

Nicely proportioned and bright room enjoying two rear-facing windows looking out over farmland fitted with pleated honeycomb blinds allowing plenty of natural light to enter. The modern, well-appointed kitchen is fully fitted with a good selection of wall and base units, including drawers, and incorporates a built-in eye-level microwave, electric oven and induction hob. Stainless steel extractor hood. Integrated washer/dryer, dishwasher, fridge freezer and central heating boiler. 1.5 composite sink and built-in drainer. Quooker tap. Built-in wine cooler. Quartz work surface with splash-back. Radiator. Karndene flooring. Fitted blinds.

Bedroom 1

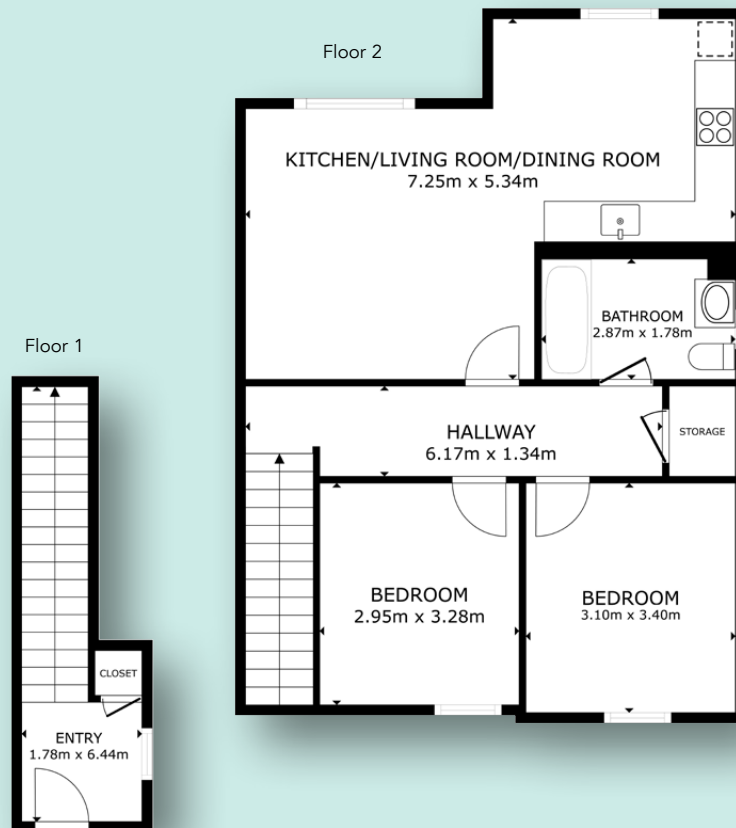
Nicely proportioned room with front-facing window fitted with a day and black-out pleated honeycomb blind. Carpet. Radiator.

Bedroom 2

Another nicely proportioned room with front-facing window fitted with a day and black-out pleated honeycomb blind. Carpet. Radiator.







Entrance Hall	1.78m x 6.44
Open Plan Kitchen/Dining/Living Room	7.25 x 5.34m
Bedroom 1	3.10m 3.40m
Bedroom 2	2.95m x 3.28m
Bathroom	2.87m x 1.78m

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.

Bathroom

Comprising wall-hung WC, vanity wash hand basin with drawers under and bath with a mains shower over. Folding shower screen. Tall ladder-style heated towel rail. Large fitted wall mirror. Walls partially tiled. Side-facing window with deep display sill and shelving. Vinyl flooring. Extractor fan.

Garden

The property sits within a communal garden area laid to lawn. Bicycle storage is located at end of the property.

Council Tax Band

Band 'C'

EPC

Band 'C'

Post Code

IV25 3PA

Services

Mains water, electricity and drainage. Full-fibre broadband.

Viewing

Contact the selling agents.

Entry

By arrangement.

Price

Offers over £160,000 in Scottish Legal Form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

