

**Services**

Mains water, electricity and drainage.

**Extras**

All fitted floor coverings, curtains and blinds, contents available via separate negotiation.

**Heating**

Electric heating.

**Glazing**

uPVC double glazing throughout.

**Council Tax Band**

A

**Viewing**

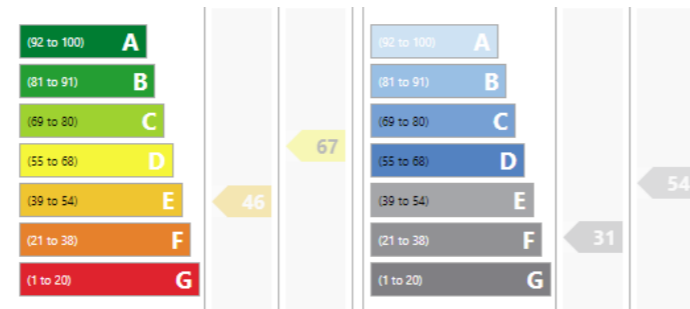
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01862 892 555.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £110,000  
 A full Home Report is available via Munro & Noble website.



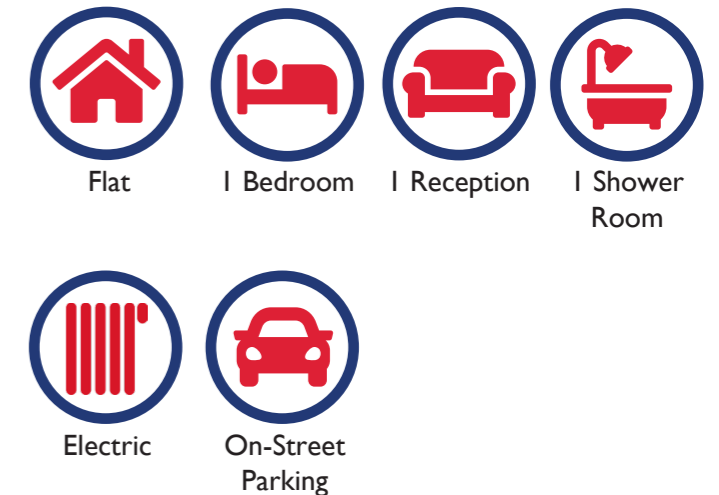
**Post Office Flat, Deans Lane  
 Dornoch  
 IV25 3SB**

A rare opportunity to purchase a one bedroom flat in the picturesque town of Dornoch, close by award winning sandy beach.

**OFFERS OVER £110,000**

The Property Shop, 22 High Street, Tain  
 property@munronoble.com  
 01862 892 555

**Property Overview**



**DETAILS:** Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 IAE Telephone 01862 892555.  
**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 IAE.  
**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.  
**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



**Property Description**

An excellent opportunity to purchase a one bedroomed self-contained stone built first floor flat located in the town centre of Dornoch, in an ideal situation for all amenities. The property has independent access and off-street parking. This property would make a fantastic purchase for first time buyers, young professionals, or those looking for a property with fantastic rental potential as it is fully compliant with the current letting legislation. The accommodation is spread across one floor and offers a number of pleasing features including double glazed windows and electric storage heating. From the main entrance, there is the internal stairway leading to an upper landing. Entrance to the flat through the internal front door brings you into the bright and airy lounge/kitchen. The small kitchen within the lounge separated with a breakfast bar, is fitted with wall and base units and a cooker with cooker hood. The utility room is equipped with base units, stainless steel sink with single taps and houses the water heater, fridge and washing machine. Shower room with wall mounted wash hand basin and water heater over, WC and wet-walled shower cubicle with electric shower and laminate flooring. The good-sized double bedroom is situated off the lounge with a front aspect Velux window. Off-street parking is available outside main door.

The former Royal Burgh of Dornoch is a historic small town on the edge of the Dornoch Firth, a designated National Scenic Area in the Highlands of Scotland. Its tranquil location, scenery and climate have attracted visitors for decades. Some come to test their golfing skills on Royal Dornoch's championship course or to walk and view wildlife in the National Nature Reserve at nearby Loch Fleet. Others simply want to relax and enjoy the unhurried way of life. Small in population (under 2500) but large in hospitality, Dornoch offers visitors and residents a wide range of shops and businesses, hotels, golf courses, primary school, academy, a further and higher education college and an award-winning sandy beach. Its fine buildings include the 13th Century Cathedral, a bishop's palace (now a hotel), courthouse and old town jail. Sandstone cottages and town houses line its peaceful streets and lanes. Dornoch is seven miles from the main town of Tain where you can pick up train and bus links to Inverness which is around an hour's drive away.



**Rooms & Dimensions**

Open Plan Lounge/Kitchen

Approx 7.90m x 3.90m

Utility Room

Approx. 2.50m x 1.90m

Shower Room

Approx 2.50m x 2.10m

Bedroom

Approx 4.17m x 3.22m

**Utility Room**



**Shower Room**

