



28 Camore Crescent  
Dornoch, Sutherland  
IV25 3HU



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more information:

0141 483 8325  
[westcoast@watermans.co.uk](mailto:westcoast@watermans.co.uk)



## Summary

This 1970s two-bedroom semi-detached villa is in a very popular location two miles west of the picturesque coastal town of Dornoch. It has spacious rooms, including two reception areas, and private gardens to the front and rear. The home requires complete refurbishment, but has a competitive asking price that is excellent value for money, providing a huge opportunity to add significant value to the property. It represents an ideal investment for a developer or investor, as well as anyone seeking a modernisation project to create a dream home in an idyllic setting.

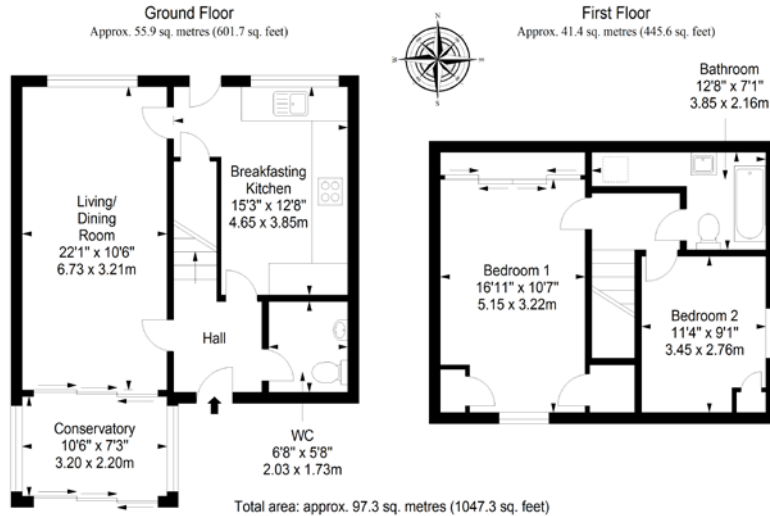
## Features

- Spacious semi-detached villa with excellent potential
- Desirable location by the coastal town of Dornoch
- Entrance hall with a WC
- Spacious, dual-aspect living/dining room
- South-facing, triple-aspect conservatory
- Large breakfasting kitchen
- Principal bedroom with generous storage
- Second double bedroom with storage
- Bright bathroom
- Private gardens to the front and rear
- On-street parking to the front
- Nearby communal parking areas
- Oil central heating system
- Mix of timber and metal double-glazed windows





# Floorplan



## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

### Edinburgh

5-10 Dock Place, Leith, EH6 6LU  
0131 555 7055  
[property@watermans.co.uk](mailto:property@watermans.co.uk)

### Glasgow

193 Bath Street, Glasgow, G2 4HU  
0141 483 8325  
[westcoast@watermans.co.uk](mailto:westcoast@watermans.co.uk)

EPC Rating - F | Council Tax band - A | Home Report value - £105,000

**DISCLAIMER - This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.**

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