

I Camore Crescent  
Dornoch, Sutherland, IV25 3HU



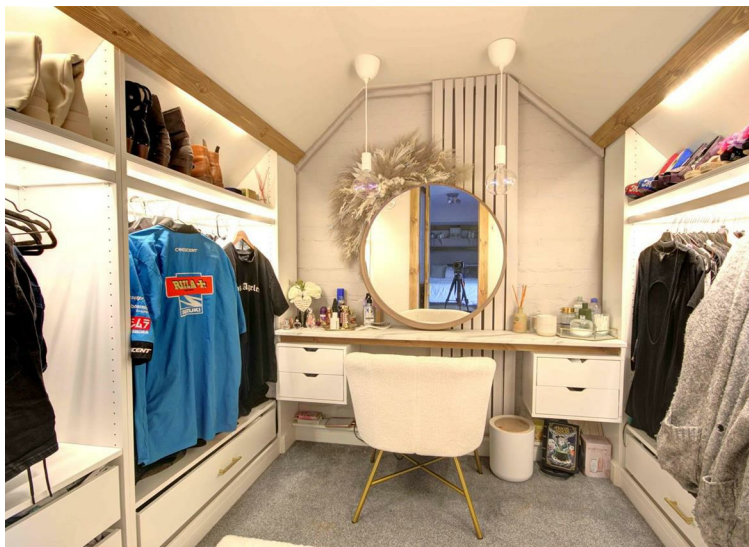
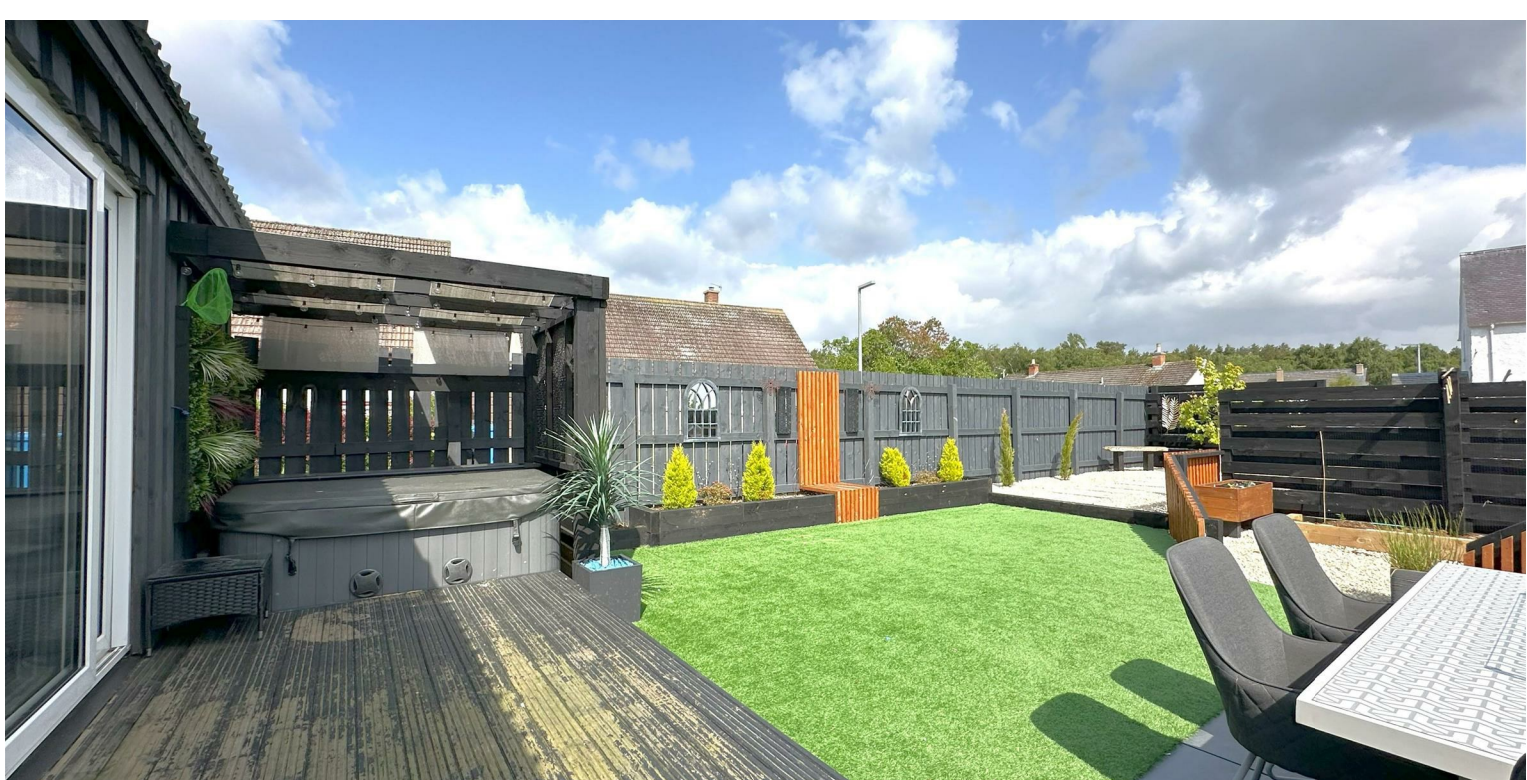
Asking Price £155,000



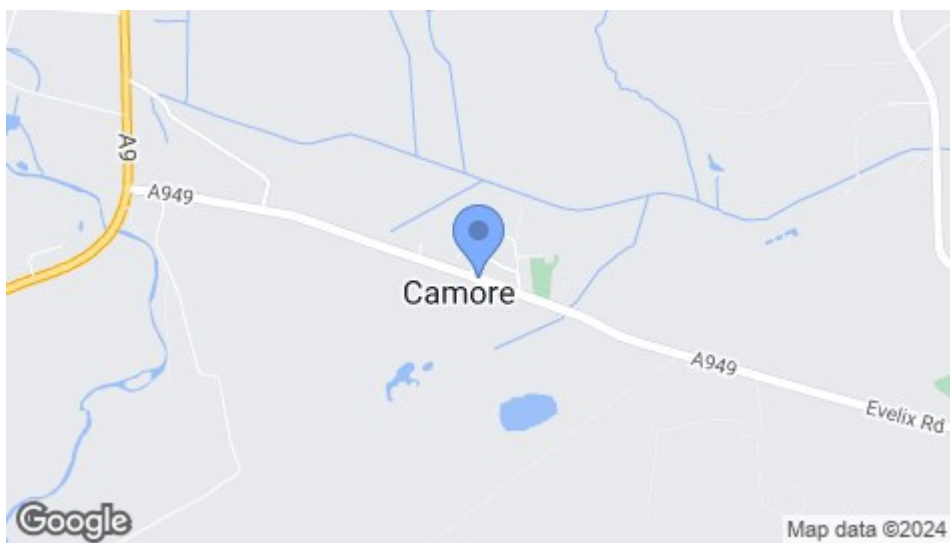
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This large property has an interior design feel to the house and has made the most use to accommodate a large family, it is cleverly designed to give each member of the family their own space. Immaculately maintained and with a discerning eye on style this property is one to view.





- Large 3 Bedroom Property
- Immaculately Presented
- Close to Dornoch
- Superbly Manicured Garden



Thistle House, Main Street, Golspie, KW10 6TG  
 sales@monster-moves.co.uk  
 www.monster-moves.co.uk  
 Sutherland - 01408 525001  
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## ENTRANCE

19'8" x 8'2" (4'11")

The main entrance is to the side of the property and leads into a long corridor with a boot area before entering the kitchen/diner and at the other end are double doors leading into the sitting room.

## SITTING ROOM

14'9" x 21'3" (14'9")

A beautiful room with patio doors leading out to the garden. A feature wall with storage and place for TV. Set in the ceiling is a cathedral height with lantern light. A log burner sits on a slate hearth and the grey tartan carpet is included.



## SHOWER ROOM ON GROUND FLOOR

6'2" x 5'10"

This shower room has a walk in shower in black frame glass enclosure and white w/c.

## UTILITY

6'10" x 5'10"

Accessed from the kitchen this functional room has storage units and space for a washing machine, tumble drier and a Belfast sink.



## KITCHEN/DINING ROOM

14'9" x 21'11"

A beautiful modern grey gloss kitchen with base, wall and larder units along with an island and feature overhead lantern lights and a hob, integrated appliances include eye level oven and microwave. The dining area has built in dresser and hanging lantern lights above the dining table area. There are two tall radiators and laminate flooring. The room is open to the hallway and stairs with glass balustrade with storage cupboard below.



## HALL & STAIRS

15'8" x 6'10"

The kitchen/dining room is open to the hallway and stairs with glass balustrade leads to the first floor. There are two storage cupboards below. The landing leads to the three double bedrooms and shower room.

## BEDROOM 1

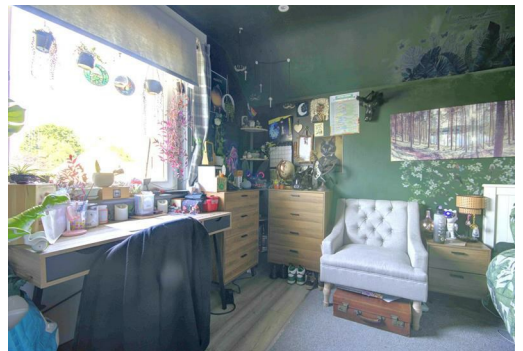
10'9" x 10'9" (7'6")

A double bedroom over looking the rear garden. Laminate flooring.

## BEDROOM 2

10'5" x 10'9"

The second bedroom is a double room that presently has a partial wall to give separate space for each child.



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### BEDROOM 3

11'1" x 9'2"

The third bedroom is a double room that presently has a partial wall to give separate space for each child.

### SHOWER ROOM

7'6" x 3'3" (7'2")

A glamorous shower room with double shower enclosure, w/c and a large wash basin set on a vanity unit with large mirror behind.

### ATTIC

20'4" x 8'10"

A stairs leads to the attic which is completely boarded and floored with electric and lights, there is storage and hanging space for clothes.

### GARDEN

An immaculate garden front, side and rear. This garden has everything you could wish for in a socially entertaining garden . A pergola with a seating area, decked area, patio area, raised beds, pond and a fitted low level inset trampoline. the garden is enclosed with high fence and is very private. The garden grounds to the front and side are hard landscaped with a mix of paving and gravel. There are raised flower beds/planters.

To the rear the garden grounds are terraced/sectioned and are a mix of artificial grass and hard landscaping of paving and gravel.

### LOCATION

Camore is located a couple of miles west of Dornoch between the town and the A9 main route north and south. Dornoch has many local amenities as well as boutique shops, restaurants, pubs, doctors, primary & secondary schools as well as the world famous Royal Dornoch Golf Course. Tain some 7 miles south has superstores and a train station. Public buses run north and south from Dornoch and Camore.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		51	53
	EU Directive 2002/91/EC		

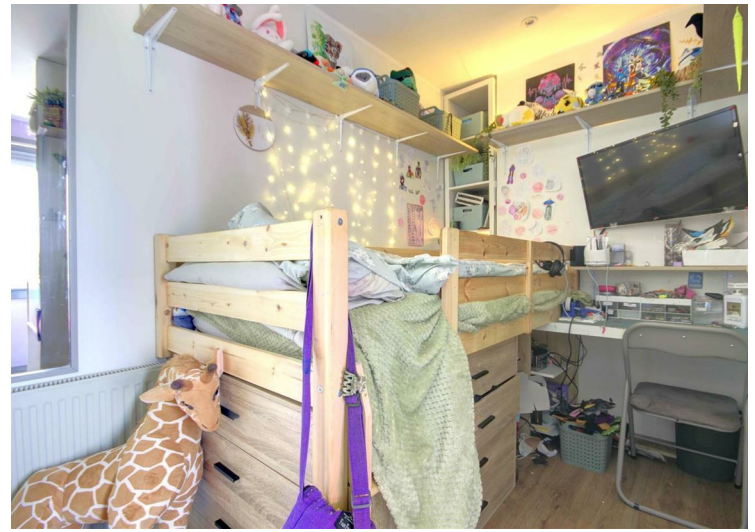
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		70	71
	EU Directive 2002/91/EC		





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Council Tax Highland Council Tax Band D

Tenure Freehold

Entry By mutual agreement

To arrange a viewing of 1 Camore Crescent, Dornoch, Sutherland IV25 3HU, please contact Monster Moves on 01408 525001 or email [sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)

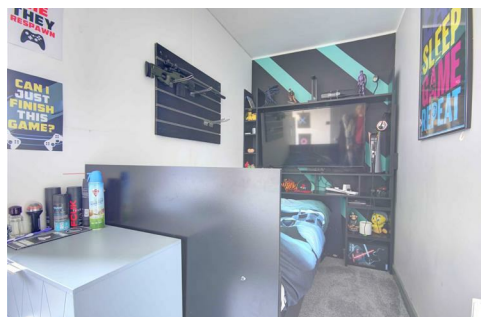
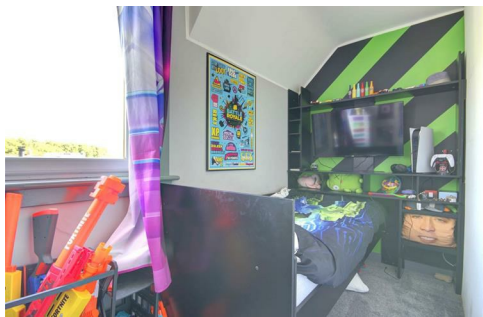
### ADDITIONAL INFORMATION

Solar Panels fitted to the roof and Feed in Tariff in Place

### VIRTUAL TOUR LINKS

360 Tour - <https://www.madesnappy.co.uk/tour/1g171g10860>

Virtual Tour - <https://youtu.be/DcyoHdQwylg>



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give a warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information that we provide about the property is verified by yourself or your advisors. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



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