

Murray House, Achavandra Muir,
Dornoch, Sutherland, IV25 3JA



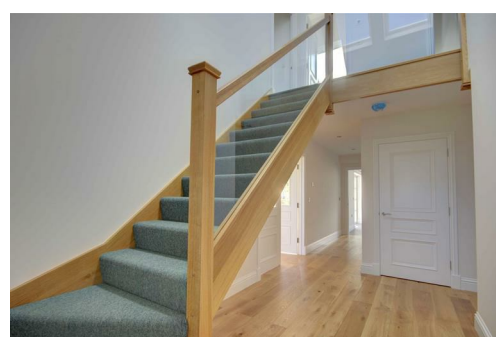
Offers Over £500,000



Murray House is a beautifully designed, five bedroom, detached house that boasts a generous 2,616 sq ft of living space. Two elegant reception rooms, offer plenty of space for relaxation and social gatherings.

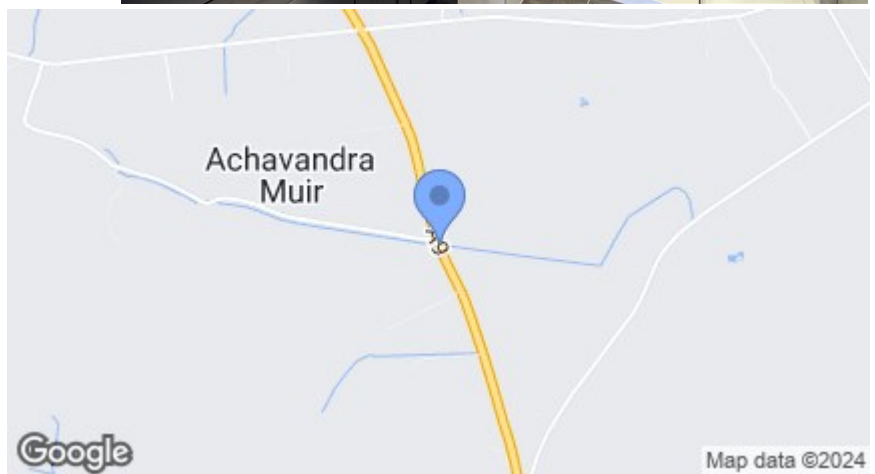
This new build property is designed to the highest standards, offering a contemporary yet cosy feel throughout. The large windows flood the rooms with natural light, creating a bright and airy atmosphere.

Set on an elevated position overlooking croft land with views out to sea, and only 5 minutes from Dornoch, the property offers a peaceful lifestyle with local amenities within easy reach.





- 5 Bedroom Detached Property
- New Build finished to a High Standard
- Sea Views
- Country Location
- 2.5 miles to Dornoch
- 2 En suite Bedrooms





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VESTIBULE & HALL

7'2" x 6'6", 7'6" x 6'6"

The vestibule with dual aspect windows and tiled floor leads into the hallway with its double height ceiling and glass balustrade that lets light flow in from the 2 skylights above. Wood flooring runs throughout the hall and carpet laid on the stairs. Air Source Heat Pump supplies both underfloor heating on the ground floor and radiators on the first floor.

KITCHEN/DINER

16'4" x 16'4"

The large kitchen has an abundance of soft grey base and wall units along with integrated dishwasher and range cooker. A fitted dresser and ample space for a large dining table.



LOUNGE/DINER

25'3" x 15'5"

A large beautiful room with lots of natural light, views through the window looking out to sea and French doors leading to the patio area at the rear of the property. A fireplace with multi fuel stove sits upon a slate hearth in the centre of the room. A door leads through to the sun lounge.

SUN LOUNGE

14'1" x 12'9"

A west-facing room with impressive cathedral ceiling, exposed beams and tiled floor with underfloor heating. French doors and windows allow spectacular views of the surrounding croft land.

UTILITY

8'2" x 5'2"

Just off the kitchen is the utility room with storage cupboards, worktop, sink and space for washing machine.

BEDROOM 4 with EN SUITE

11'5" x 11'9", 8'2" x 5'6"

This bedroom features a large built-in wardrobe with mirrored doors and has an en suite comprising; large shower, wash basin and w/c.

SHOWER ROOM

9'2" x 5'6"

The shower room comprising; large walk-in shower, wash basin and w/c.

BEDROOM 5

10'5" x 9'6"

This double bedroom overlooks the front of the property and has a large built-in wardrobe with sliding mirrored doors.

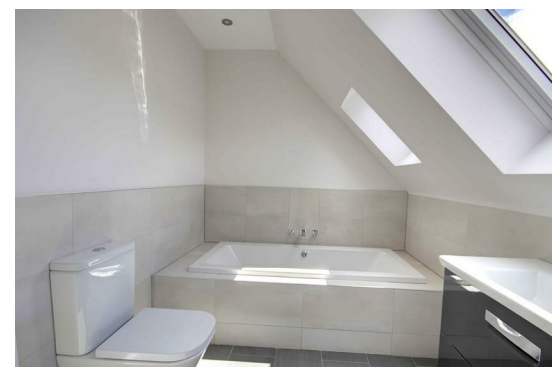
REAR HALL & BOILER ROOM

7'6" x 5'10", 10'2" x 7'6"

Located beside the kitchen, the rear hall provides access to the boiler room encompassing the internal workings of the air source heating. There is storage space and would make an excellent drying room.

FIRST FLOOR

A glass balustrade staircase leads to the first floor with double height hallway and two velux windows above.



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BEDROOM 1

31'9" x 18'6"

A large double bedroom overlooking the front of the property, with a built-in wardrobe with mirrored sliding doors.

BEDROOM 2 with EN SUITE

16'4" x 9'6", 8'10" x 5'6"

Situated to the rear of the property with dual aspect velux windows, featuring an ensuite shower room with walk-in shower, wash basin and w/c, in addition to a walk-in wardrobe, providing ample hanging space and built-in shelving.

BEDROOM 3

17'8" x 11'4"

Overlooking the front of the property, this double bedroom features a walk-in wardrobe with built-in shelving and hanging space.

BATHROOM

11'9" x 6'0"

The family bathroom features a walk-in shower, white bath, wash basin and w/c.

GARDEN & DRIVEWAY

The driveway arrives at the rear of the property and provides ample parking space for several vehicles. Recently sown with grass, the landscaped level garden surrounds the property to the front and sides, offering panoramic views of surrounding countryside, and out to sea.

LOCATION

Achavandra Muir sits on an elevated position surrounded by croft land with views over the water and along the coastline of Sutherland. Located just 2.5 miles from the vibrant, historic town of Dornoch, where you'll find local amenities including doctors surgery, local independent retailers, cafes and restaurants. Both primary and secondary education are provided within the town. Dornoch is home to the renowned Royal Dornoch Golf Club and also the extensive sandy beach that runs parallel.

what3words ///uplifting.popped.roadways



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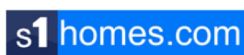
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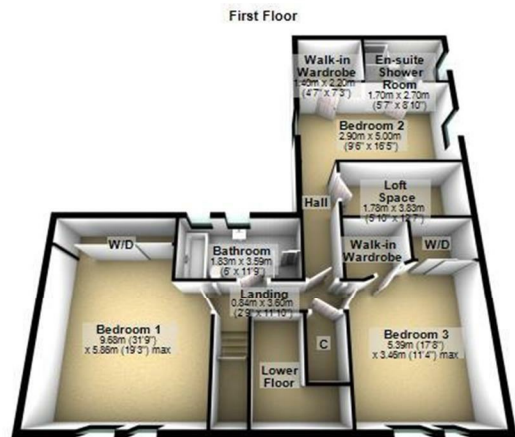


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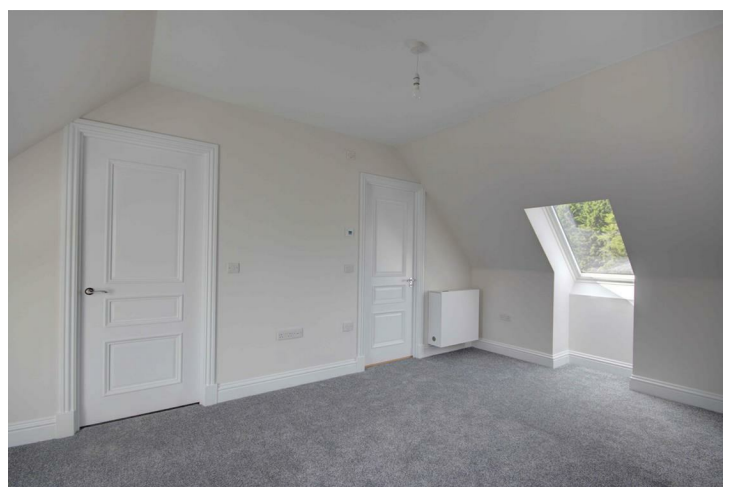
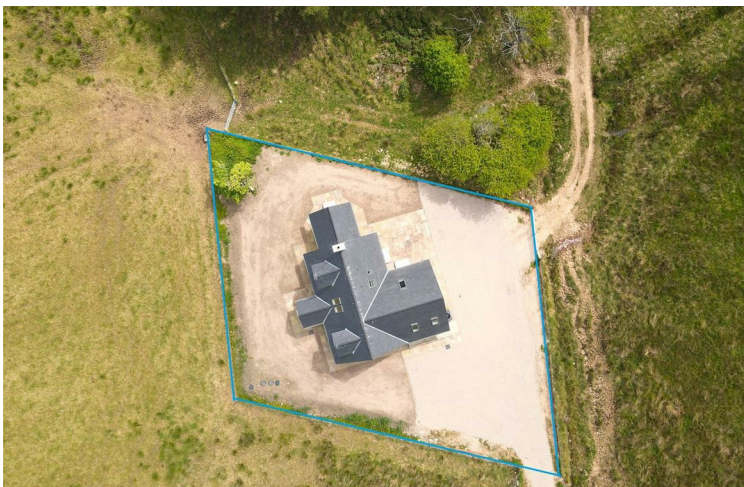
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Murray House, Achavandra Muir, Dornoch



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			98
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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Council Tax

Highland Council Tax Band to be Confirmed

Tenure

Freehold

Entry

By mutual agreement

Viewing

To arrange a viewing of Murray House, Achavandra Muir, Dornoch Sutherland, please contact Monster Moves on 01408 525001 or email sales@monster-moves.co.uk



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