

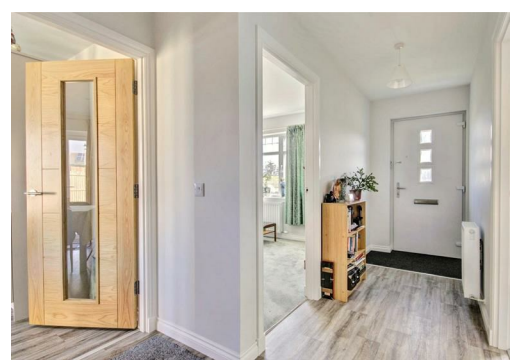
10 Croftmoyden Street
Dornoch, Sutherland, IV25 3AH

Monster
Moves

Offers Over £230,000



A new build (May 2024) 2 bedroom semi-detached bungalow located on the edge of the historic town of Dornoch. The bungalow is neutrally decorated and has flooring and integrated appliances - all ready to move into. Two double bedrooms, bathroom, kitchen and sitting room and an enclosed rear garden. Off street parking to the front.





- 2 Bedroom Semi-detached Property
- Located in the Town of Dornoch
- All I's on Home Report
- Close to All Local Amenities





 Thistle House, Main Street, Golspie, KW10 6TG
 sales@monster-moves.co.uk
 www.monster-moves.co.uk
 Sutherland - 01408 525001
 Inverness - 01463 263063

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HALL

The front door leads to the central hallway with all rooms accessed from it. Newly laid carpet and neutral walls throughout. Storage cupboard.

SITTING ROOM

10'2" x 13'9"

A spacious sitting room with neutral decor and fitted carpet, and large window overlooking the front garden.

KITCHEN/DINER

13'1" x 10'9"

A bright airy room with white base and wall units and white worktop and upstand, integrated dishwasher, fridge/freezer, hob and eye level oven. Vinyl flooring and French doors that lead out to the enclosed rear garden.

BEDROOM 1

10'5" x 10'5"

A double bedroom with mirrored wardrobe, neutral decor and fitted carpet.

BEDROOM 2

10'2" x 10'5"

A double bedroom with mirrored wardrobe, neutral decor and fitted carpet.

BATHROOM

6'10" x 7'2"

A white w/c and wash basin in a vanity unit with storage below, bath with overhead shower. Vinyl flooring and chrome heated towel rail.

GARDEN

The garden is laid to grass at the front and a paved driveway to the side for off street parking for 2 vehicles. The rear garden is enclosed with a 5ft timber fence. The garden is laid to grass and has a wooden garden shed and patio area outside the french doors. The air source panel is located in the rear garden.

ADDITIONAL INFORMATION

An annual factoring fee of £139.42

NHBC in place from May 2024

As a new build house it has the usual applicable guarantees.

LOCATION

The property stands in a recent residential development on the outskirts of the historic coastal town of Dornoch. The property is within walking distance of shops, schools, UHI college, Dornoch Golf Course and public bus route (north and south). Dornoch is a popular town with an abundance of top rated golf courses nearby.

What3Words - ///reclined.manages.called



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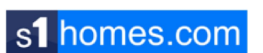
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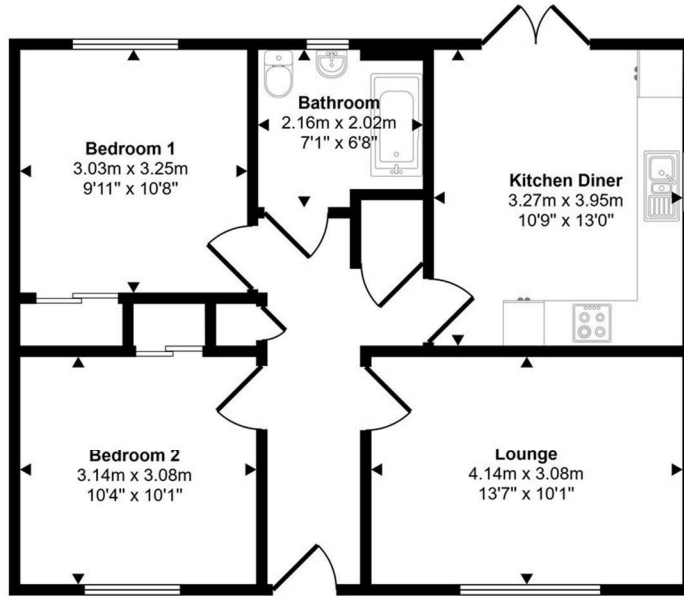
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Approx Gross Internal Area
63 sq m / 680 sq ft



Floorplan

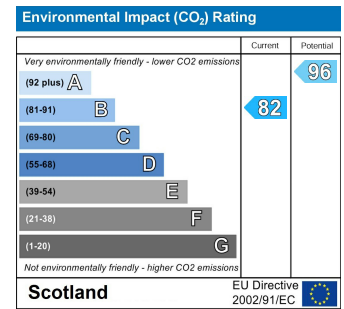
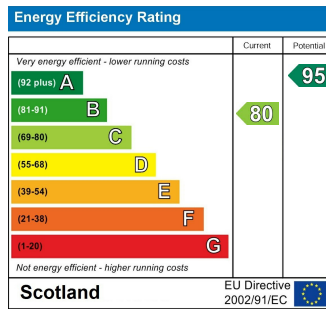
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Council Tax
Highland Council Band C

Tenure
Freehold

Entry
By mutual agreement

Viewing
To arrange a viewing of 10 Croftmoyden Street, Dornoch, Sutherland IV25 3AH, please contact Monster Moves on 01408 525001 or email sales@monster-moves.co.uk



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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