

26 Camore Crescent, Camore, Dornoch IV25 3HU

Offers Over £115,000



**MACKENZIE AND CORMACK**  
Solicitors, Estate Agents & Notaries Public





Three bedroom semi-detached property quietly located in the scenic village of Camore by Dornoch. Accommodation: Entrance Porch, Hall, Living/Dining Room, Kitchen, Rear Vestibule, 3 Bedrooms and Bathroom. Double glazing, partial electric heating and multi-fuel stove. The property benefits from garden ground to the front and rear. Off-street parking. This is an ideal project requiring upgrading and modernisation throughout. Generous living space and well proportioned living room. All white goods, floor coverings, light fitting, blinds and curtains included. Tranquil location close to the Highland town of Dornoch.



The A9 is a short distance away for commuting north or south and the town of Dornoch is approximately one mile away. The Royal Burgh of Dornoch is located amongst some of the most attractive scenery in Sutherland, situated just off the route of famous North Coast 500, scenic drive around the north Highlands. It boasts the internationally famous Royal Dornoch Golf Course amongst its top tourist attractions along with the historic square, Cathedral, beautiful beaches and quaint streets. The town has primary and secondary schooling, a medical centre, a variety of shops and restaurants. A railway station and a choice of supermarkets are found in Tain, 9 miles away. Inverness, 45 miles to the south, has all the facilities of a modern city including a main line railway station and airport with regular flights to the South and Europe.



**Entrance Porch:** 3.35m x 1.89m

A wooden front door opens to a bright porch, glazed on three sides. Internal window and glazed door to the hall. Electric heater.

**Living/Dining Room:** 6.70m x 3.45m

Glazed door from the hall leads to the spacious double-aspect living room with windows to front and rear. A multi-fuel stove sits on a slate hearth with wooden surround. Feature arch. Ample space for dining and glazed door to kitchen. Electric heater.

**Kitchen:** 5.54m x 2.60m

Galley-style kitchen with large window overlooking the rear of the house. Modern fitted kitchen with base and wall units providing excellent storage and work surfaces. Stainless steel sink/drainer and tiled splashbacks. Brand new Neff dishwasher. New Bosch oven and hob with extractor fan over. Hotpoint washing machine. Cupboard stores the electric fuses. Glazed door opens to the rear vestibule.



**Rear Vestibule:** 3.04m x 1.82m

Double aspect room with windows to side and rear. Wooden door to the rear garden. Indesit tumble dryer and Bush fridge/freezer are included.

**Bathroom:** 2.61m x 1.55m

Bathroom with window to the side. WC, wash hand basin and bath with electric Triton shower over. Feature wooden panelling.



**Bedroom 1:** 2.97m x 2.70m

Practical ground floor bedroom with two windows to the side. Could also be used as a home office.

Stairs lead up to the first floor landing which provides access to 2 bedrooms and loft. Velux window to the rear. The landing has a useful shelved storage cupboard.



**Bedroom 2:** 4.80m x 2.65m

Spacious room with large window to the front with open views across the countryside. Generous storage into the eaves. Built-in wardrobe and further shelved cupboard provide additional storage. Electric heater.

**Bedroom 3:** 4.07m x 3.05m

Bright room with two windows overlooking the side of the property. Generous storage into the eaves.

**Garden:**

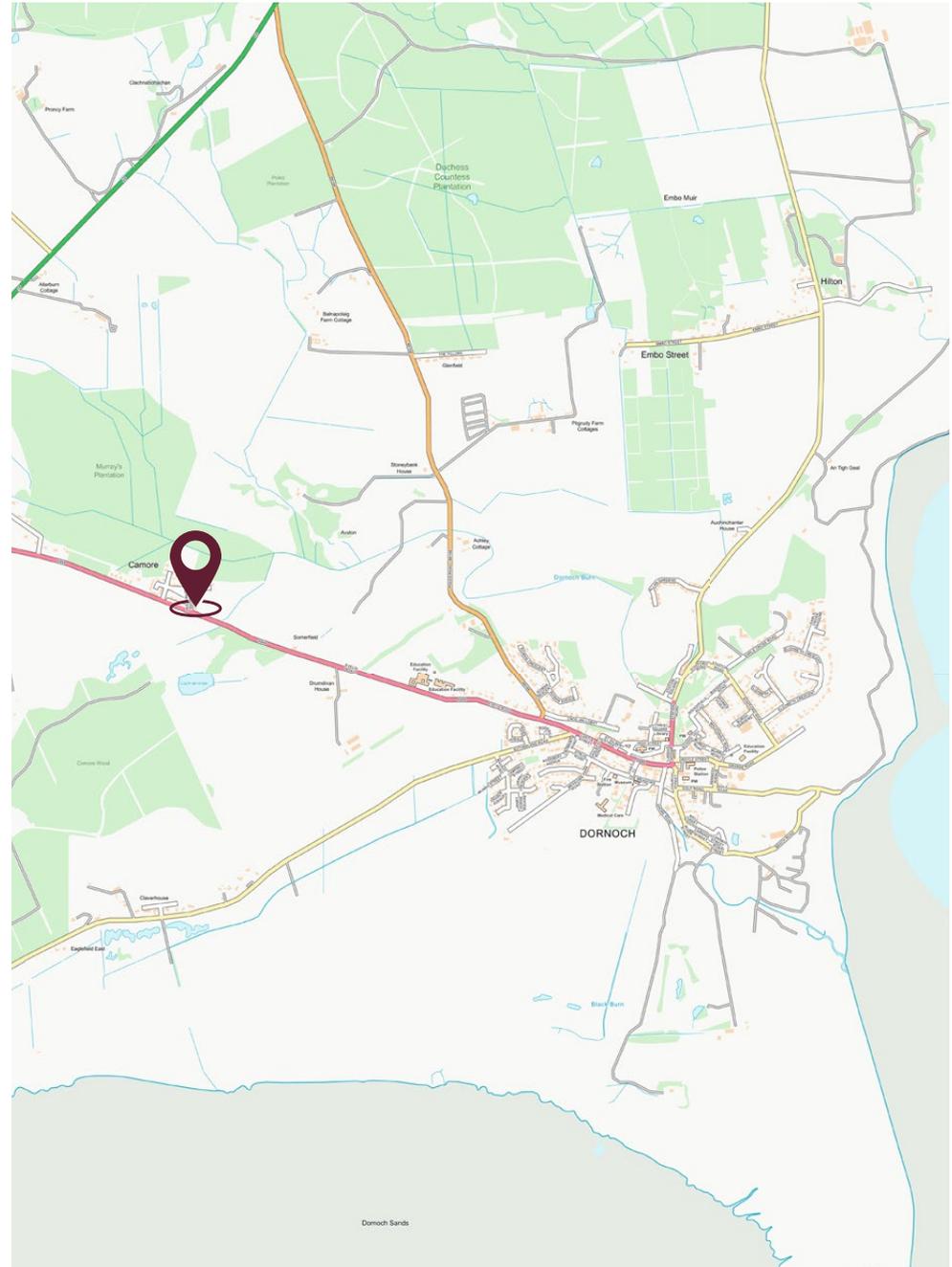
The property has gardens to the front and rear. The front garden is low maintenance and mainly laid to grass with two feature trees. A path leads through to the enclosed rear garden. The rear garden has an area of grass with mature trees. Wooden shed. External tap and lighting.

**Viewing:**

Please contact the Selling Agents.

**EPC Rating:** E**Location:**

<https://w3w.co/galloped.resettle.extremely>



These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.



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