



11 Elizabeth Gardens, Dornoch, Sutherland, IV25 3NP

Offers over £255,000



Set in a pleasant residential location, a short walk from the world famous Royal Dornoch Golf Course, award winning beach and historic town centre, this three bedroom property is in walk-in condition and has been altered to provide bright and spacious family accommodation laid over two floors. Accommodation comprises on the ground floor: lounge, bedroom, WC, kitchen/diner and conservatory with two further bedrooms, master enjoying a spacious en-suite, and shower room located on the first floor. Central heating is by way of an air source heat pump which was installed in 2023 and the property is fully double-glazed. Externally, the front and rear gardens are both fully enclosed. This property must be viewed to be fully appreciated.

Location

Elizabeth Gardens is a quiet cul-de-sac and is only a short walk from the centre of Dornoch, Royal Dornoch Golf Club and all amenities. The Cathedral town of Dornoch enjoys a temperate climate and is a popular holiday destination for families and golfers. Renowned for its world famous Links Course at The Royal Dornoch Golf Club, it also enjoys an award winning beach and offers a range of shops, hotels, restaurants, medical centre and dental practice. There are Primary and Secondary schools and a College of Further & Higher Education. The Capital of the Highlands, Inverness, is located approximately 45 miles to the south. Inverness offers a wide range of services and shops as well as excellent transport links.



Directions

From the Square in Dornoch drive straight ahead up the hill past the old Police Station and past the Royal Golf Hotel. Follow this road round and just before the entrance into the Dornoch Hotel, turn right into Elizabeth Crescent. Follow this road straight ahead and take the 2nd junction on the left into Elizabeth Gardens. No. 11 is directly in front as you drive in.

Accommodation

Entrance through part glazed UPVC door into:



Entrance Porch

Laminate flooring. Built-in cupboard with electric meter and fuse box. Ceiling light. Door into WC. Open through to hall.

WC

Comprising WC and wash hand basin set in vanity unit with storage drawers. Laminate flooring. Window fitted with Roman blind. Extractor fan. Ceiling light. Wall mounted Dimplex down-heater.



Hall

Allows access to kitchen/diner and lounge. Carpeted stairs to first floor landing. Solid wood flooring. Recessed ceiling lights.

Lounge

Nicely proportioned room enjoying front facing window fitted with Roman blind. Wall mounted display shelf with hanging hooks. Solid wood flooring. Recessed ceiling lights. Radiator. The Vaillant control unit for the heat pump, which controls the heating and hot water, is located on top of the cupboard and can also be controlled remotely with WiFi.



Ground Floor Bedroom

Set on the ground floor, this bright bedroom enjoys a double aspect with glazed patio doors leading to a paved patio at the front of the property allowing plenty of natural light to enter. Fitted Roman blind on rear window. Curtains. Wall lights. Solid wood flooring.

Kitchen/Diner

Nicely proportioned room, with front facing window, comprising a generous amount of wall and base units incorporating a Franke sink and drainer with mixer tap. Generous work surface. 6 ring gas range cooker with double oven and large extractor hood above. Dishwasher. Recessed ceiling lights. Radiator. Laminate flooring. Door into under-stair storage cupboard housing the hot water tank and heat pump. Plumbed for washing machine. Open through to Conservatory.

Conservatory

A great addition to the property. This substantial room gives an impressive area for relaxing and entertaining. Glazed on 3 sides. Solid wood flooring. Feature drop ceiling lights. Door leads out to the rear of the property.

From the hall a carpeted stairs leads up to the landing.

Landing

Access is given to two bedrooms and shower room. Radiator. Carpet. Rear facing windows. Hatch to loft. Recessed ceiling lights.

Shower Room

Comprising WC, wash hand basin and fully tiled shower cubicle fitted with a rain shower head and secondary shower head. Rear facing window fitted with



Roman blind. Tiled flooring. Walls partially tiled. Extractor fan. Recessed ceiling lights. Ladder style heated towel rail. Deep storage shelving.

Master Bedroom

Nicely proportioned room enjoying a front facing window. Carpet. Recessed ceiling lights. Radiator. Feature alcove with light. Door through to an extremely generous sized en-suite bathroom room with walk-in shower cubicle.

En-Suite

Extremely spacious comprising WC, bath, walk-in shower cubicle with rain shower head and vanity wash hand basin set in a unit backed with a large wall mirror. Front facing window fitted with venetian blinds. Wall mounted ladder style heated towel rail. Recessed ceiling lights. Tiled flooring and walls are partially tiled. Radiator.

Bedroom 3

Nicely proportioned room with double aspect. Views of the Dornoch Firth can be seen from the front window. Radiator. Carpet. Venetian blinds.

Garden

The property is set in an easily maintained garden which lies to the front and rear and are both fully enclosed. The front garden has been partly laid with crazy paving, providing an ideal setting for outdoor entertaining, and chips. Wooden planters provide colour throughout the summer months. The rear garden has also been laid with paving and chips and is very private.

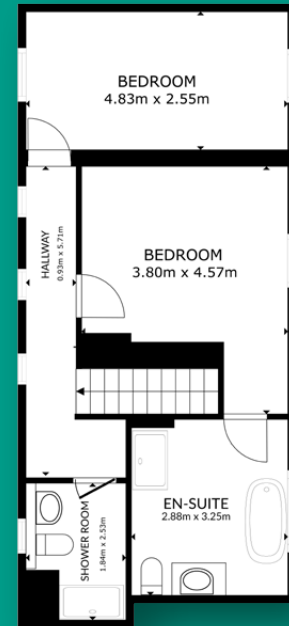
Included

All carpets, curtains and blinds. Range cooker. Dishwasher.

Contents

The seller is willing to offer the entire contents, so far as not already included in the sale, for purchase by separate negotiation.





First Floor

Entrance Porch	1.90m x 1.32m
WC	1.28m x 1.73m
Lounge	5.50m x 4.05m
Ground Floor Bedroom	5.43m x 3.06m
Kitchen/Diner	6.51m x 3.43m
Conservatory	4.06m x 7.53m
Shower Room	1.84m x 2.53m
Master Bedroom	3.80m x 4.57m
En-Suite	2.88m x 3.25m
Bedroom 3	4.83m x 2.55m

Council Tax Band

Band 'B'

EPC Rating

Band "D"

Post Code

IV25 3NP

Services

Mains water, electricity and drainage.

Viewing

Contact the selling agents.

Entry

By Arrangement

Price

Offers over £255,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

These Particulars do not constitute an offer or contract and while believed to be accurate are not guaranteed. Offers by offering will be held to have satisfied themselves as to the extent and condition of the subjects of sale as to which no warranty is given or is implied either from these Particulars or from any advertisement for sale of the subjects or otherwise.

