

Banks House, Rowan Avenue, Dornoch IV25 3QW

Offers Over £280,000





Fantastic opportunity to purchase a two-bedroom detached bungalow in the popular Royal Burgh of Dornoch, benefiting from a gated driveway and neat low maintenance garden. Accommodation: Entrance Vestibule, Hall, Living Room, Kitchen/Diner, Conservatory, Utility Room, Bathroom, 2 Bedrooms, 1 ensuite. This is a delightful, detached family home situated in a quiet road in the popular seaside town of Dornoch. The property has the benefit of double-glazing and oil central heating. Calm neutral décor throughout gives a cohesive flow to the property. This house has superb storage throughout and has the benefit of a garage with light and power. Dornoch is renowned for its award-winning beaches and spectacular, internationally famous Royal Dornoch Golf Course. The town has primary and secondary schooling, a range of shops and churches. The town and seaside resort is in the county of Sutherland in the Highlands of Scotland. It lies on the North shore of the Dornoch Firth, near to where it opens into the Moray Firth to the East. The city of Inverness is just under an hour's drive away via the A9. Inverness is the capital of the Highlands with many shops, restaurants and bars.



Entrance Vestibule:

leading to bright hall which has a radiator.

Hall: 2.90m x 4.93m

L shaped hall allowing access to living room, utility room, bathroom and both bedrooms. Elegant, engineered wood flooring and neutral décor give a calm welcoming feel. Loft access with pull down ladder.

Living Room: 3.80m x 4.52m

A bright living room with large window to the front of the property. Door to kitchen/diner.

Kitchen/Diner: 4.83m x 3.52m

Modern fitted kitchen with ample floor units providing excellent storage space and areas for food preparation. Classic oak work surfaces and Belfast sink with Miele dishwasher and stylish Aga included in the sale. Kitchen window overlooks the rear, access to..

Conservatory: 3.55m x 3.80m

Sail blinds give an airy feeling to this room, space for casual dining. Access to rear garden.



Utility Room: 1.52m x 3.12m

Bright room plumbed for a washing machine and tumble dryer. Cupboards for storage. Door to rear garden.

Bathroom: 3.00m x 1.45m

White three-piece bathroom suite consisting of WC, sink and bath. Stylish heated towel rail. Window to the rear.

Bedroom 1: 2.98m x 4.50m

Window overlooking the front garden, large, fitted wardrobe with hanging rail and shelf.

En-suite: 1.80m x 2.96m

Smart ensuite with large shower cubicle, sink within vanity unit and WC. Heated towel rail and underfloor heating.

Bedroom 2: 3.50m x 2.98m

Window overlooking the rear. Large, fitted cupboard with hanging rail and shelf.





Garden

Easily maintained garden with established shrubs and trees. The rear garden is well designed to fit the surroundings with slate chips and natural stone features. There are several points of interest including patio, raised bed and clothes drying area. The front garden is enclosed by a low wall and wall/fencing to the rear. Rear lights and outside water tap. There is a well-placed sun house in the rear garden as well as an attractive shed currently being used as a study. Private off street parking for 2 cars along with gates which can shut the driveway making this a child friendly garden. There is a single garage with both power and light.

Viewing:

Strictly through the Selling Agents on 01862 892046

EPC Rating: *Band D*

Council Tax: *Band D*



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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