



18 Rowan Crescent, Dornoch, Sutherland, IV25 3QP

Offers over £445,000

This delightful and elegantly proportioned detached villa enjoys a pleasant location in the well-established residential area of Rowan Crescent and is only a short walk into town where all amenities can be found, including the famous Royal Dornoch Golf Club and award winning beach. The property benefits from well-proportioned and bright accommodation along with excellent storage facilities. In good order throughout, the property offers a bright lounge, a separate dining room, kitchen, utility room, two bedrooms, with the master bedroom enjoying an en-suite shower room, and bathroom on the ground floor with two further bedrooms, along with two large multi-purpose rooms and a shower room on the first floor. Externally the garden grounds are fully enclosed and a large driveway provides off street parking for several vehicles along with the large integrated garage. This property and its spacious accommodation must be viewed to be appreciated.

LOCATION

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, restaurants, primary and secondary schools, medical centre, dental practice, beauticians and hairdressers. Dornoch has easy access to the A9 and The Highland Capital City of Inverness is located approximately 45 miles to the south. Inverness offers a wide range of services and shops as well as excellent transport links.



ACCOMMODATION

Entrance through front door with opaque glazed side window into:

Entrance Hall

Access is given to lounge, kitchen and inner hallway. Fitted coat hooks. Two ceiling lights. Electric storage heater. Pine staircase leads up to the first floor.

Lounge

Nicely proportioned room with front facing window. Double doors lead through to the dining room. Electric storage heater. Ceiling light. Carpet.

Kitchen/Dining

The kitchen, which can be accessed from the main entrance hall, dining room or via the utility room, enjoys a generous number of wall and base units incorporating a 1.5 stainless steel sink and drainer with mixer tap. Glass display units. Built-in corner electric hob with extractor hood above and eye level oven. Tiled splash-back. Rear facing window overlooking the garden. Laminate flooring. Electric storage heater.

Dining Room

Glazed double doors lead from the lounge into this nicely proportioned, bright dining room which enjoys a side facing window. Access through to the kitchen. Door leads into a large walk-in storage cupboard with shelving. Electric storage heater. Carpet.

Utility Room

This practical room is plumbed for dishwasher and washing machine. Space for an under-unit wine fridge. Built-in electric hob set in base unit with extractor hood above. Generous work surface. Ceiling light. Laminate flooring. Electric panel heater. Door leads out to the back garden.





From the entrance hall, a door leads through to an inner hall.

Inner Hall

Access is given to two bedrooms and bathroom. Door into shelved storage cupboard. Carpet. Electric storage heater. Ceiling light.

Bathroom

4-piece coloured suite comprising WC, bidet, wash hand basin and corner bath.

Separate shower cubicle fitted with a mains shower unit. Wall mounted Dimplex down-heater. Electric towel rail. Tiled splash-back. Shaver socket and light. Carpet. Rear facing window.

Master Bedroom

Extremely spacious and bright room enjoying En-suite facilities. Two front facing windows. Two electric panel heaters. Fitted bed with bedside units and display shelf. Two ceiling lights.

Built-in wardrobe with mirrored sliding doors. Carpet. Door into En-suite shower room.

En-Suite

Comprising WC, wash hand basin and fully tiled shower cubicle fitted with a mains shower unit. Heated electric towel rail. Extractor fan. Ceiling light. Carpet.

Snug/Office/Bedroom 2

Nicely proportioned room with rear facing window. Tiled flooring. Electric panel heater. Ceiling light. Door leads through to the garage.

From the entrance hall a pine staircase leads up to the first floor landing.

Landing

Access is given to two bedrooms, shower room. Door through to further accommodation which could easily be made into a small bedsit. Large side facing Velux. Coomb ceiling. Two storage cupboards with shelving.

Bedroom 3

Nicely proportioned room with front facing window. Built-in wardrobes with mirrored sliding doors. Wall mounted radiator. Ceiling light. Carpet. Part coomb ceiling.

Bedroom 4

Another nicely proportioned room enjoying built-in wardrobes with mirrored sliding doors. Rear facing window. Electric radiator. Carpet. Part coomb ceiling.

Shower Room

Comprising WC, wash hand basin and shower cubicle. Tiled splash-back. Electric heated towel rail. Carpet.

From the landing a door leads to two further large multi-purpose rooms which has the potential to be turned into additional living accommodation.





Room 1/Bedroom 5

Extremely spacious bright room which would make an ideal bedroom or alternatively could be turned into additional living accommodation for an extended family. Double aspect. Laminate flooring. Electric panel heater. Coomb ceiling. Door leads through to Room 2.

Room 2/Bedroom 6

This generous sized room is bright and airy and enjoys a double aspect.

Laminate flooring. Two ceiling lights. Door into cupboard housing the hot water tank.

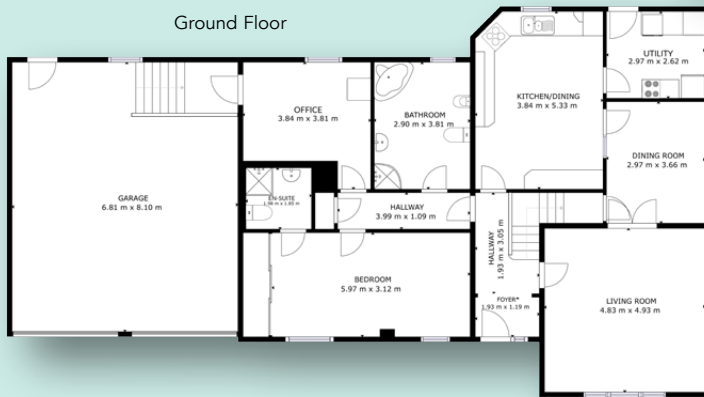
Integrated Double Garage

Access from the snug leads into the double garage which enjoys power, light and two up and over doors. Rear pedestrian door and window.

Garden

The property sits in generous garden ground which lies to the front, side and

rear and is fully enclosed. There is a driveway which leads to the front of the property providing ample space for parking as well as access to the garage. The garden has been beautifully landscaped and is mainly laid to lawn with specimen trees, shrubs, bushes and flower beds, providing plenty of colour throughout the Spring and Summer months. There is locbloc paving around the property and to the rear there is an ideal sitting out area which is very private and secluded.



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|--------------------------|---------------|
| Lounge | 4.83m x 4.93m |
| Kitchen/Dining | 3.84m x 5.33m |
| Dining Room | 2.97m x 3.66m |
| Utility Room | 2.97m x 2.62m |
| Bathroom | 2.90m x 3.81m |
| Master Bedroom | 5.97m x 3.12m |
| En-Suite | 1.98m x 1.85m |
| Snug/Office/Bedroom 2 | 3.84m x 3.81m |
| Bedroom 3 | 3.23m x 4.12m |
| Bedroom 4 | 3.30m x 4.19m |
| Shower Room | 2.46m x 1.55m |
| Room 1 | 5.49m x 5.74m |
| Room 2 | 6.05m x 5.54m |
| Integrated Double Garage | 6.81m x 8.10m |

COUNCIL TAX BAND

Band F

EPC

Band D

POST CODE

IV25 3QP

SERVICES

Mains water, electricity and drainage.
Telephone.

VIEWING

Contact the selling agents

ENTRY

By Arrangement

PRICE

Offers over £445,000 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.

