



General Description

This well-appointed detached bungalow offers bright, spacious family accommodation with excellent storage facilities throughout and is set in a pleasant location in the established residential area of Rowan Crescent, a short walk to all local amenities including the famous Royal Dornoch Golf Club and award-winning beach. This delightful property was built circa 1990 and offers three bedrooms with the master bedroom offering en-suite facilities, two studies, a spacious and bright lounge with patio doors leading out to the front of the property, a separate dining room as well as a nicely proportioned kitchen with built-in breakfast bar, utility room, and bathroom/wet room. The property also benefits from an in-built vacuum cleaning system and is fully double-glazed and enjoys LPG central heating. 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 would make an ideal family home and only by viewing can this property be truly 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 glazed panel into:

Vestibule

Door into storage cupboard with fitted coat hooks and shelving. Decorative coving. Carpet. Ceiling light. Glazed door leads through to the hallway.

Hallway

L-shaped hallway allowing access to all accommodation except for the utility room and dining room. Doors lead into shelved storage cupboards with shelving and hanging rails and to a linen cupboard housing the hot water tank. Hatch into fully floored loft which runs the length of the house and benefits from frost heaters. Two radiators. Carpet. Decorative coving. Ceiling lights. Door to garage.

Lounge

This spacious and bright room enjoys French patio doors which lead out to the front of the property along with two side facing windows, all taking full advantage of the open views across countryside. Built-in gas fire set in an attractive tiled fireplace with wood surround provides a warm and pleasing focal point. Feature recess with light. Picture lights. Two radiators. Carpet. Curtains. Decorative coving.

Kitchen/Diner

This fully fitted kitchen enjoys a number of wall and base units, providing plenty of storage space, and incorporates an integrated microwave/grill, fridge and dishwasher. Built-in induction hob with integrated extractor above. Eye level double oven and grill. 1.5 stainless steel sink and drainer with mixer tap. Work surface with tiled splash-back. Built-in breakfast bar. Large rear facing window fitted with roller blind allowing plenty of natural light to enter. Doors lead through to the dining room, utility room and hallway. Carpet. Two radiators.



Dining Room

This bright room enjoys a double aspect and is accessed from the kitchen with double doors also leading through to the lounge. Feature drop ceiling light over table area. Picture light. Carpet. Two radiators.

Utility Room

Generous number of wall and base units incorporating a stainless steel sink and drainer with mixer tap. Work surface. Plumbed for washing machine. Space for freezer. Radiator. Ceiling light. Door through to kitchen.

Rear Porch

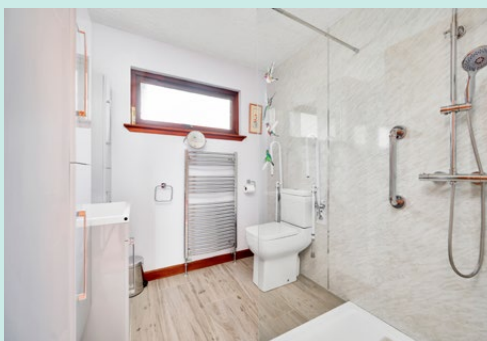
Accessed from the utility room. Carpet. Fitted coat hooks. Ceiling light. External door out to the rear of the property.

Master Bedroom

Delightful and spacious room enjoying a double aspect. Two built-in wardrobes with hanging rail, shelving and folding doors. Vertical blinds. Curtains. Carpet. Wall and ceiling lights. Radiator. Door through to en-suite shower room.

En-Suite

Comprising WC, vanity wash hand basin with cupboard under and storage units to side. Walk-in shower which has been fully lined with wet wall panelling and fitted with rain shower head and secondary shower head. Wall mounted mirror with LED lighting. Ladder style heated towel rail. Extractor fan. Non-slip laminate flooring. Side facing window.



Bedroom 2

Nicely proportioned bedroom enjoying a rear facing window. Built-in wardrobe with hanging rail, shelving and double folding doors. Door into a shelved storage cupboard. Wall lights. Ceiling light. Carpet. Curtains. Radiator.

Bedroom 3

Front facing window enjoying open views across countryside. Built-in dressing table with storage drawers. Double folding doors lead into a built-in wardrobe with hanging rail and shelving. Carpet. Curtains. Radiator.

Study

Front facing window fitted with vertical blinds and curtains. Double folding doors lead into a built-in wardrobe with hanging rail and shelving. Wall lights. Ceiling light. Carpet. Radiator.

Study

Front facing window again enjoying open views across countryside. Built-in dressing table with storage drawers. Door leads into a large walk-in store cupboard with shelving and light. Radiator. Carpet.

Bathroom

Comprising WC, wash hand basin set in vanity unit, comprising a number of storage drawers, cupboards and a mirrored cabinet, bath and walk-in shower which has been fully lined with wet wall panelling. Chrome heated towel rail. Radiator. Extractor fan. Recessed ceiling lights. Rear facing window. Curtains. Non-slip flooring.





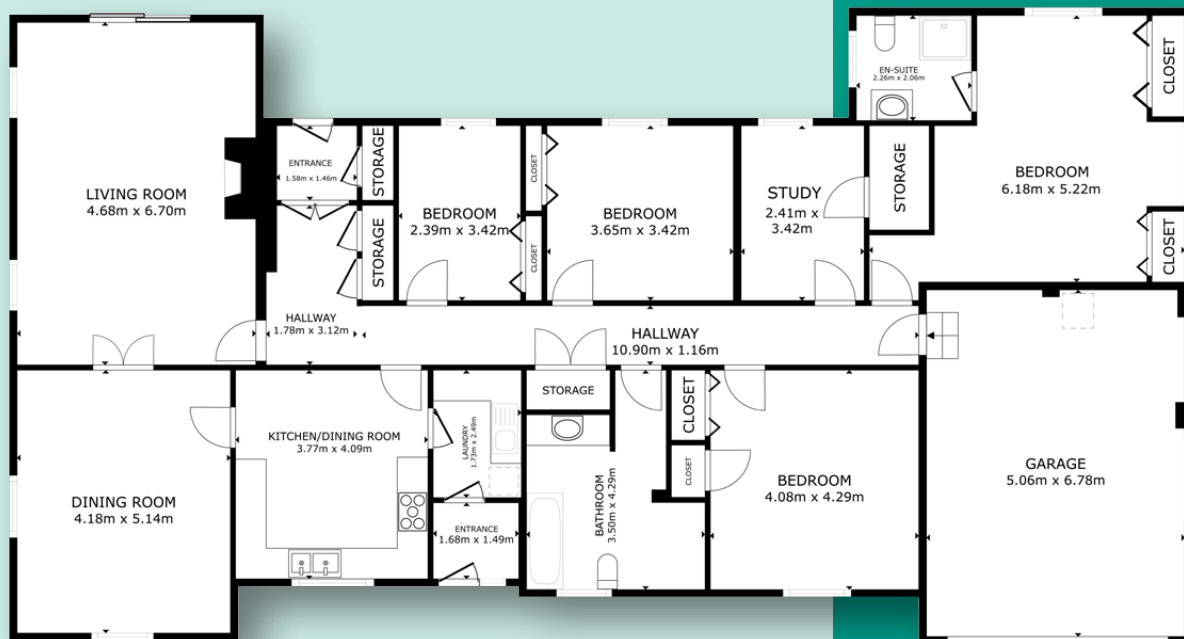
Integrated Garage

Electronic up and over door.
Access into the property via a door leading into the hall.
Side facing window. Fitted shelving. Collection point for the vacuum cleaning system.
Power and light.

Garden

Fully enclosed, the property sits in generous garden ground which lies to the front, side and rear with a large driveway providing parking for several vehicles. Paved areas provide ideal settings for outdoor entertaining. There is a variety of flower beds, shrubs and bushes providing plenty of colour throughout the summer months. Timber garden shed.





Ground Floor

Vestibule	1.58m x 1.46m
Lounge	4.68m x 6.70m
Kitchen/Diner	3.77m x 4.09m
Dining Room	4.18m x 5.14m
Utility Room	1.73m x 2.49m
Rear Porch	1.68m x 1.49m
Master Bedroom	6.18m x 5.22m
En-Suite	2.26m x 2.06m
Bedroom 2	4.08m x 4.29m
Bedroom 3	3.65m x 3.42m
Bedroom 4	2.39m x 3.42m
Bedroom 5 / Study	2.41m x 3.42m
Bathroom	3.50m x 4.29m
Integrated Garage	5.06m x 6.78m

These Particulars do not constitute an offer or contract and while believed to be accurate are not guaranteed. Offerers 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.

Council Tax Band

Band "F"

EPC

Band "E"

Post Code

IV25 3QP

Services

Mains water, electricity and drainage.

Viewing

Contact the selling agents

Entry

By arrangement

Price

Offers over £375,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

