



Dalriada, 22 Rowan Crescent, Dornoch, Sutherland, IV25 3QP

Offers over £310,000



This detached bungalow offers spacious accommodation with excellent storage facilities in a pleasant location in the established residential area of Rowan Crescent, a short walk from the town centre, Royal Dornoch Golf Club and award winning beach. The property requires some modernising and decoration but benefits from a bright lounge, dining room, fully fitted kitchen, utility room, family bathroom and three bedrooms with the master enjoying an en-suite shower room. Oil fired central heating and double-glazed throughout. Externally, the gardens are fully enclosed with off street parking and garage.

#### **LOCATION**

Dalriada is located in Rowan Crescent only a short walk from the centre of Dornoch. 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, Primary and Secondary schools and a College of Further & Higher Education. There is a local Medical Centre, Dental Practice and a branch of the Bank of Scotland. 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

Covered entrance with lighting into:

### Entrance Hall

From the main entrance hall, access is given to lounge, kitchen, bathroom and three bedrooms. Double doors lead into a shelved airing cupboard housing the hot water tank. Further doors lead into two storage cupboards with shelving and hanging rails. Carpet. Two radiators. Recessed ceiling lights.

### Lounge

Nicely proportioned and bright room enjoying a double aspect. An electric fire set in a decorative tiled fireplace with marble and wood surround provides an attractive focal point. Vertical blinds. Radiator. Picture lights. Recessed ceiling lights. Carpet.

### Dining Room

Access can be made through the lounge, kitchen or study. Side facing window fitted with vertical blinds. Recessed ceiling light. Carpet. Radiator.

### Study

Located to the rear of the property, this bright room enjoys a double aspect and allows access to the dining room and utility room. External door leads out to the rear garden. Window looks through to the kitchen. Fan ceiling light. Radiator. Vertical blinds. Carpet.

### Utility Room

Accessed from the kitchen or study. Plumbed for washing machine. Central heating boiler. Vinyl flooring.

### Kitchen

Fully fitted kitchen with a generous amount of wall and base units including pull out larders and variety of drawers, providing plenty of storage space. Stainless steel sink and drainer with mixer tap. Generous work surface with matching splash-back. Built-in Induction hob with stainless steel extractor hood above. Eye level double oven and grill. Integrated dishwasher and fridge. American style fridge freezer. Window through to study. Tiled flooring. Doors lead through to entrance hall, dining room and utility room. Recessed ceiling lights.



### Master Bedroom

Generous sized room enjoying an En-suite shower room and ample storage comprising two double wardrobes with sliding doors and a further single wardrobe. Rear facing window. Carpet. Radiator. Recessed ceiling light. Door into En-suite.

### En-Suite

Comprising WC, wash hand basin and corner shower cubicle which has been fully lined with wet wall panelling. Rear facing window. Laminate flooring. Radiator. Towel rail. Fitted wall mirror with light and shaver socket above. Walls partially tiled.

### Bedroom 2

Located to the front of the property, this nicely proportioned bedroom enjoys a front facing window. Built-in double wardrobe with shelving, hanging rail and sliding doors. Curtains. Carpet. Radiator. Recessed ceiling light.

### Bedroom 3

Side facing window. Double wardrobe with shelving, hanging rail and sliding doors. Carpet. Radiator.

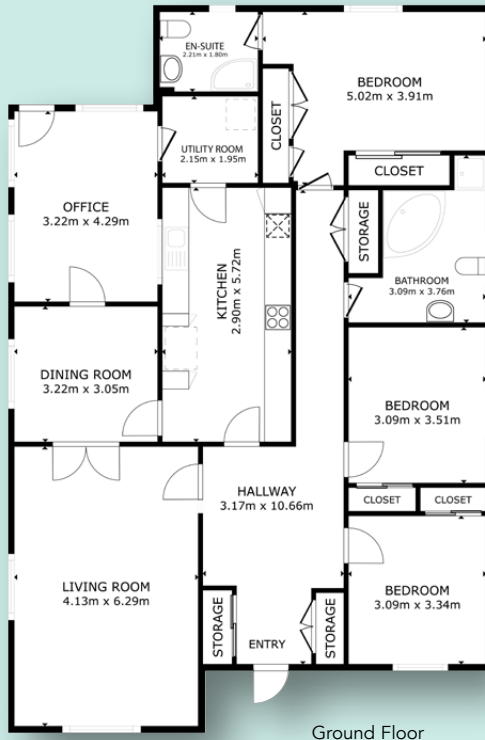
### Bathroom

Comprising corner bath, WC and wash hand basin. Fully tiled shower cubicle fitted with a mains shower unit. Side facing window. Walls are partially tiled. Radiator. Fitted wall mirror with light and shaver socket above. Laminate flooring.

### GARAGE

A detached block garage is provided to the rear. Up and over door. Power and light.





Entrance Hall	3.17m x 10.66m
Lounge	4.13m x 6.29m
Dining Room	3.22m x 3.05m
Study	3.22m x 4.29m
Utility Room	2.15m x 1.95m
Kitchen	2.90m x 5.72m
Master Bedroom	5.02m x 3.91m
En-Suite	2.21m x 1.80m
Bedroom 2	3.09m x 3.34m
Bedroom 3	3.09m x 3.51m
Bathroom	3.09m x 3.76m

*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.*

## GARDEN

Off street parking is via double wrought iron gates into a large driveway which also leads to the garage. The property sits in generous garden ground which is fully enclosed and sits to the front, side and rear. The garden is mainly laid to lawn for easy maintenance. Oil tank. Outside tap.

## INCLUDED

All carpets, curtains and blinds.

## COUNCIL TAX BAND

Band 'E'

## EPC

'D'

## POST CODE

IV25 3QP

## SERVICES

Mains water, electricity and drainage.

## VIEWING

Contact the selling agents

## ENTRY

By Arrangement

## PRICE

Offers over £310,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

