



Balvraid, Evelix Road, Dornoch, Sutherland, IV25 3HR

Offers over £255,000



Enjoying an elevated position commanding superb panoramic views across countryside to the Dornoch Firth and hills beyond, Balvraid is a detached 2 bedroom bungalow set in garden ground to the front, side and rear. Located just outside the town centre, Balvraid is still within walking distance to all amenities including the famous Royal Dornoch Golf Club and award winning beach. The property benefits from well proportioned and bright rooms throughout and enjoys air source central heating and double glazing. A driveway leads up to the property to a parking area to the front. Only by viewing can this property and its superb open views be truly appreciated.

LOCATION

Balvraid is approximately a 10 minute 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 and Dental Practice. 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 half glazed UPVC door with into:

Vestibule

Access is given into a laundry cupboard, which was formerly a WC, housing the hot water cylinder and washing machine. Radiator. Laminate flooring. Fitted wall shelf. Glazed door leads through to the hallway.

Hall

Access is given to all accommodation. Door into a large shelved storage cupboard with light. Laminate flooring.

Lounge/Dining Area

This spacious and bright lounge enjoys a south facing bay window along with side facing window allowing plenty of natural light to enter. Fitted Roman blinds. Extensive book shelves. An attractive fireplace with decorative wood surround fitted with LPG fire, provides a cosy focal point. Wall lights. Radiator. Carpet. The dining area is also nice and bright and enjoys south facing patio doors which lead out to a paved area for sitting out at the front of the property. Front facing window. Laminate flooring. Feature ceiling light over table area. Wall lights. Large radiator.

Kitchen

Fully fitted kitchen with a generous number of wall and base units incorporating a 1.5 sink and drainer with mixer tap. Eye level double oven and grill. Built-in gas hob with integrated extractor hood above. Integrated dishwasher. Work surface with tiled splash-back. Front facing window with fitted roller blind. Fitted shelving. Radiator. Laminate flooring.



Bedroom 1

Nicely proportioned and bright room enjoying a double aspect. Built-in wardrobes with shelving, hanging rail and drawers. Carpet. Radiator.

Bedroom 2

Another nicely proportioned room with side facing window. Two double wardrobes with hanging rail and shelving. Carpet. Radiator.

Bathroom

Comprising built-in vanity wash hand basin, WC with storage under and bath with a mains shower over. Walls have been partially tiled. Large chrome heated towel rail. Rear facing window. Wall mounted cabinet with mirrored doors. Door into shelved linen cupboard. Recessed ceiling lights.

GARDEN

A driveway leads up to the property and to a parking area to the side of the property. The property sits in garden ground to the front, side and rear which has been laid to lawn for easy maintenance with a variety of mature trees. Two timber sheds.

INCLUDED

All carpets, curtains and blinds.

COUNCIL TAX BAND

Band 'E'

EPC

'D'

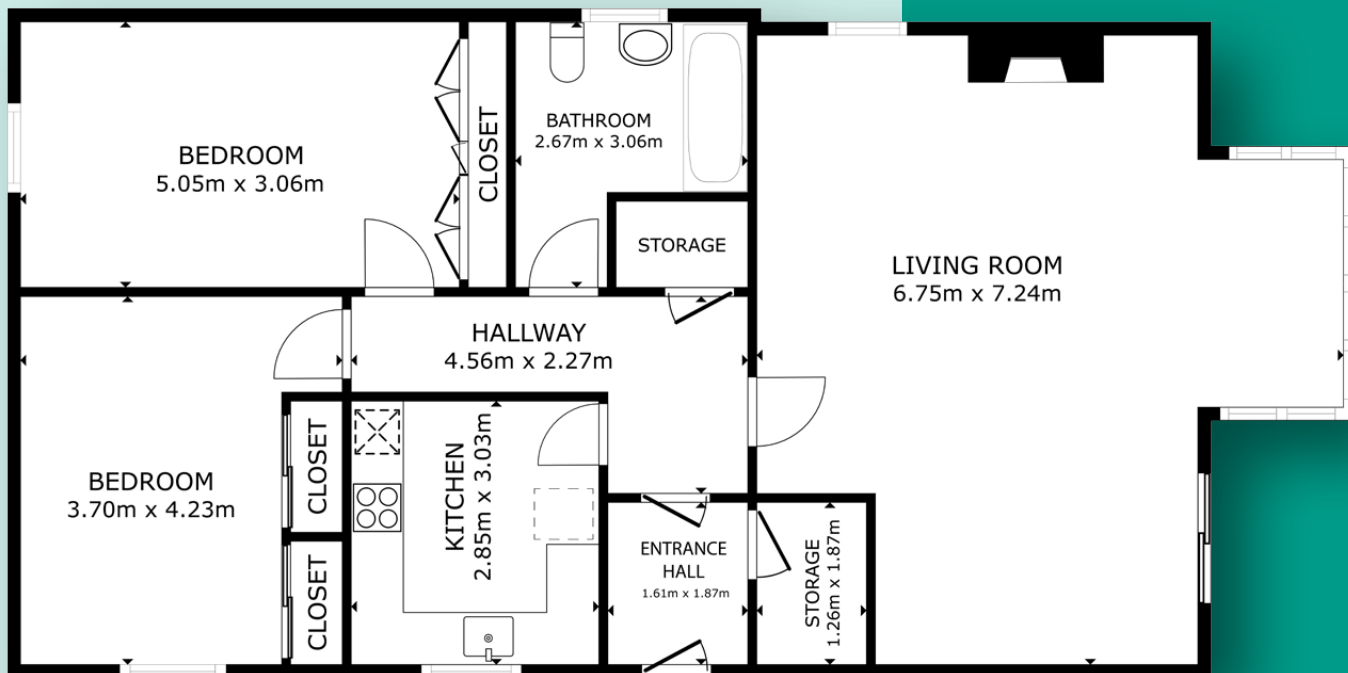
POST CODE

IV25 3HR

SERVICES

Mains water, electricity and drainage.





Ground Floor

Vestibule	1.61m x 1.87m
Hall	4.56m x 2.27m
Lounge/Dining Area	6.75m x 7.24m
Kitchen	2.85m x 3.03m
Bedroom 1	5.05m x 3.06m
Bedroom 2	3.70m x 4.23m
Bathroom	2.67m x 3.06m

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.

