



Osman House, 4 Castle Street, Dornoch, Sutherland, IV25 3SR

Offers Over £510,000

Osman House is a traditional, stone built "C" Listed property, set within the Dornoch Conservation Area, and enjoys a prime central location in Castle Street. Beautifully presented, this property has been thoughtfully upgraded whilst retaining many period features including Baltic pine staircase, ornate corniced ceilings, picture rails, wood panelling on many of the windows, original fireplaces and bell system. This stunning family home enjoys a South facing aspect and offers excellent accommodation set over three floors which include a nicely proportioned and bright sitting room, fully fitted kitchen, dining room/snug and family bathroom on the ground floor, with the two main en-suite bedrooms located on the second floor and a further two bedrooms on the third floor. The property is partially double-glazed and benefits from oil fired central heating with the addition of wood burning stoves and fireplaces in many of the rooms. Externally, the garden ground mainly sits to the rear of the property with vehicular access over a shared private lane leading to a parking area and garage. No expense has been spared by the sellers in creating this stunning home and only by viewing can this property, with its central location and short walk to Royal Dornoch Golf Club, be truly appreciated.

Location

The subjects are located in Castle Street, in the centre of Dornoch and is within walking distance to all local facilities within the town. Dornoch offers a variety of recreational and sporting facilities, the most famous being The Royal Dornoch Golf Course ranked amongst the top courses in the world. Dornoch also provides a wide range of facilities including a variety of shops, hotels, restaurants, coffee shops, hairdressers, medical centre and dental practice. Education facilities in Dornoch include playgroup, nursery, Primary and Secondary schools. The city of Inverness is approximately one hour's drive away via the A9. Inverness is the capital of the Highlands with many shops, restaurants, bars and great road, rail and air links.



Accommodation

Entrance through attractive wood panelled front door with glazed windows above into:

Entrance Hall

Allows access to sitting room, dining room/snug and family bathroom. An attractive Baltic pine staircase leads up to the first floor. Under-stair cupboard. Radiator. Carpet. Feature ceiling light.

Sitting Room

Nicely proportioned and bright room enjoying a front facing window with wood panelling and plantation shutters. Wood burning stove set on a Caithness stone hearth with wood surround provides an attractive focal point. Ornate cornicing. Picture rail. Radiator. Carpet. Recessed down-lighters. Original service bell.



Dining Room/Snug

This attractive and bright room again enjoys a South facing window with plantation shutters. Wood burning stove with ornate fire surrounds and Caithness stone hearth provides a cosy setting. Feature brass downlights over table area. Original service bell. Radiator. Carpet. Recessed lighting. Ornate corning. Door through to kitchen.

Kitchen

This quality fitted kitchen enjoys a generous amount of storage units, including larder units and drawers. Integrated dishwasher and washer/drier machine. Eye level electric double oven and built-in ceramic hob with stainless steel extractor hood above. 1.5 sink and drainer with mixer tap. Marble work surface with matching splash-back. Oil filled Raeburn with flue and chimney, which has currently been disconnected as

not being used by the sellers. Breakfast bar, with additional storage units under and feature drop light over. Original wall mounted service bell box. Under-unit lighting. Built-in wine fridge. Display shelving with LED lighting. Recessed ceiling lights. Under-floor heating. Side facing window with plantation shutters. Stairs lead up to maid's room/study. Half-glazed door leads out to the side of the property.

Family Bathroom

This stunning contemporary room comprises floating WC, wall hung wash hand basin, bath and fully tiled shower cubicle fitted with a rain shower head along with secondary hand held shower head. Under-floor heating. Tiled flooring. Rear facing window fitted with plantation shutters. Recessed lighting. Ladder style chrome heated towel rail. Walls partially tiled. Large wall mirror with LED lighting.



Maid's Room/Study

Accessed from the kitchen, this room, which was likely the original maid's quarters, makes an ideal study but could also be used as a fifth bedroom. Walls have been fully lined with pine panelling. Side facing window fitted with Roman blind. Carpet. Built-in storage cupboards. Hot water tank. Radiator. Recessed lighting.

From the front entrance hall, an elegant Baltic pine staircase leads up to the first floor landing. Access is given to two en-suite bedrooms. South facing window with plantation shutters. Display sill. Radiator. Carpet.



Master Bedroom

Delightful, bright and spacious room enjoying a double aspect with original wood panelling and plantation shutters. Shelved recess with LED lighting. Built-in wardrobes. Feature fireplace with wood surround. Recessed lighting. Original service bell. Wall lights. Display shelving. Ornate cornicing. Carpet. Radiator. Door through to en-suite shower room.

En-suite

Fully tiled en-suite comprising large shower cubicle with rain shower head and secondary shower head, wall hung wash hand basin and WC. Rear facing window with wood panelling and plantation shutters. Fitted wall mirror with LED lighting. Recessed ceiling lights.



Bedroom 2

Bright and spacious room enjoying a double aspect with plantation shutters and wood panelling. Ornate fireplace with wood surround. Two built-in cupboards with hanging rail and shelving. Shelved storage cupboard under rear window. Original service bell. Carpet. Radiator.

En-suite

Comprising WC, wash hand basin and shower cubicle. Walls have been partially tiled. Fitted wall mirror with LED lighting. Chrome ladder style heated towel rail. Recessed lighting.

From the first floor landing the elegant Baltic pine staircase continues up to the second floor allowing access to two further bedrooms. Fisherman's landing. Rear skylight. Carpet. Radiator. Wall light. Coomb ceiling.





Bedroom 3

Currently being used as a spacious dressing room, this room enjoys a front facing bay window with fitted Roman blind. Coomb ceiling. Built-in vanity unit. Fitted shelving and hanging rail. Original fireplace with wood surround. Recessed lighting. Carpet. Radiator.

Bedroom 4

Enjoying another front facing bay window with fitted Roman blind. Original fireplace with wood surround. Wall light. Radiator. Carpet. Coomb ceiling.

Outbuildings

Detached garage with up and over door. Power and light separate to house. Currently used as a utility room and plumbed for washing machine and dryer. Central heating boiler. Side pedestrian door.

Garden

The garden lies to the rear of the property and is split into three distinct areas. There is a fully enclosed paved courtyard providing an ideal setting for outdoor entertaining. Set back from the



property is a further fully enclosed area laid with decorative gravel for easy maintenance. The third area allows for off street parking. Oil tank. Access to the rear garden and garage are over a shared private lane.

Council Tax Band

Band 'E'

EPC

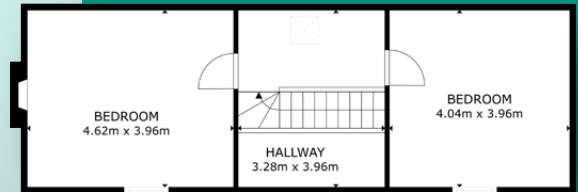
"Band E (42)"



Ground Floor



First Floor



Upper Floor

Entrance Hall	3.24m x 2.70m
Sitting Room	4.27m x 5.28m
Dining Room/Snug	4.05m x 4.80m
Kitchen	5.18m x 6.52m
Family Bathroom	3.24m x 2.47m
Master Bedroom	4.67m x 5.53m
En-suite	2.15m x 2.63m
Bedroom 2	4.00m x 5.11m
Bedroom 3	4.62m x 3.96m
Bedroom 4	4.04m x 3.96m

Post Code

IV25 3SR

Services

Mains electricity, water and drainage.

Viewing

Contact the selling agents

Entry

By Arrangement

Price

Offers over £510,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

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.

