

## WHITEFACE CROFT HOUSE, WHITEFACE, DORNOCH, SUTHERLAND, IV25 3RL



### **LOUNGE, KITCHEN, SHOWER ROOM, DINING ROOM, KITCHEN/DINER, TWO BEDROOMS, BOXROOM.**

Located within a rural location in the small community of Whiteface, approximately 7 miles from Dornoch, Whiteface Croft house was rebuilt from an older stone cottage in approximately 1963. Although requiring upgrading and modernising the property benefits from oil fired central heating with the addition of a log burning stove in the lounge. There was originally a fireplace in the dining room but this has been blocked over. Accommodation comprises on the ground floor: Lounge, dining room, kitchen/diner, and shower room with two bedrooms and boxroom located on the first floor. Externally, the property enjoys garden ground to the front, side and rear. There is a large parking area to the front of the property and a further substantial area of garden ground is located to the side of the property. With its peaceful, rural location, Whiteface Croft house will be highly sought after as an ideal family home or holiday/letting investment and viewing is highly recommended.

**OFFERS OVER £160,000.00**



## LOCATION

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The property is situated within a rural location approximately 7 miles from Dornoch. The Royal Burgh of Dornoch – an attractive historic Cathedral town – is well positioned to benefit from the recreational and sporting facilities on offer. 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, Medical Centre, Dental practice and Gym. Education facilities in Dornoch include playgroup, nursery, Primary and Secondary schools.

## DIRECTIONS

As you travel north from Inverness, cross the Dornoch Bridge and turn left off the A9 onto the A949 signposted Bonar Bridge, Spinningdale, Clashmore. Follow this road through Clashmore heading towards Spinningdale. You will see a sign for Newton Point on the left hand side. Turn left at this junction and then take the first turning on the right and this track leads up to Whiteface Croft house.

## ACCOMMODATION

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Entrance through half glazed door into:

### PORCH

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**2.24m x 1.47m (7'4" x 4'10")**

Glazed on three sides. Radiator. Cupboard housing the electric meter box. Half glazed door through to entrance hall.

### HALL

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Access is given to lounge, dining room and shower room. Stairs lead up to the landing. Radiator. Laminate flooring.

### LOUNGE

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**4.57m x 3.13m (14'11" x 10'3")**

Front facing window with display sill. Log burning stove. Radiator. Laminate flooring.

### SHOWER ROOM

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**1.77m x 1.19m (5'11" x 3'11")**

Comprising WC, wall hung wash hand basin, with under-sink unit, and shower cubicle which has been fully lined with wet wall panelling and fitted with an electric Mira shower unit. Extractor fan. Rear facing window with deep sill. Fitted wall mirror and shelf. Vinyl flooring.

### DINING ROOM

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**4.54m x 3.11m (14'10" x 10'2")**

This room can be accessed from the entrance hall and kitchen. Front facing window. There was originally a fireplace in this room but has been blocked over. Laminate flooring. Radiator. Door through to Kitchen.

### KITCHEN/DINER

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**4.59m xc 3.27m (15'1" x 10'8")**

Enjoying a double aspect, this bright kitchen/diner comprises a generous number of wall and base units incorporating a single sink and drainer with mixer tap. Work surface with tiled splash-back. Space for free standing cooker. Plumbed for washing machine. Vinyl flooring. Radiator. Shelved cupboard housing the central heating boiler. Spots on track ceiling light. Hatch to loft. An external door leads out to the front of the property.

From the entrance hall, a staircase leads up to a split landing with rear window and Velux and allows access to two double bedrooms, boxroom and shelved airing cupboard.

### BEDROOM 1

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**4.74m x 2.07m (15'7" x 10'11")**

Nicely proportioned room with front facing window. Door into wardrobe with hanging rail and shelf. Carpet. Radiator. Two recessed alcoves.

### BEDROOM 2

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**3.64m x 3.08m (11'11" x 10'1")**

Front facing window. Door into cupboard with hanging rail and shelving, housing the hot water tank. Recessed alcove. Carpet. Radiator.

### BOXROOM

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**2.45m x 1.96m (8' x 6'5")**

Front facing skylight. Carpet. Hatch to loft. Radiator.

### GARDEN

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The garden is accessed from a shared entrance and extends to approximately 0.144 hectares (0.355 acres) or thereby

### COUNCIL TAX BAND

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Band 'C'

### EPC

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Band 'F'

### POST CODE

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IV25 3RL

### SERVICES

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Private water supply. Drainage is to a septic tank.

### VIEWING

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Contact the selling agents

### ENTRY

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By Arrangement

### PRICE

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Offers over £160,000.00 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. 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.*

