

**22 HEATHERWOOD PARK, DORNOCH,
SUTHERLAND, IV25 3QJ**



**OPEN PLAN LIVING ROOM/KITCHEN,
THREE BEDROOMS, BATHROOM.**

A lovely wooden chalet in a park like setting, a short 1.5 mile drive from Dornoch town centre, beach and Royal Dornoch Golf Course. This well maintained site enjoys a peaceful location surrounded by farmland and forests. The chalet is being sold fully furnished and would make an ideal holiday home, it is also perfect for year round living.

OFFERS OVER £85,000.00



LOCATION

Heatherwood Park lies just to the north of Dornoch and can be reached with a 5 minute drive or a 30 minute walk via the beach. The historic 800 years old Cathedral town of 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. As well, Dornoch has a variety of shops, hotels, restaurants and nursery, primary and secondary schools. Tain is 10 miles away with train service as well as Lidl's, Tesco and Asda. Inverness with plane and train service to London is a 50 minute drive.

DIRECTIONS

From the Square in Dornoch take the road signposted Embo. Approximately 1.5 miles along this road turn left into Heatherwood Park and follow the road round. No. 22 is at the end on the right hand side.

ACCOMMODATION

Main entry opens to hallway containing wardrobe unit and to washing room with extra-large hot water tank and clothes dryer. Entry also opens to third bedroom which the seller uses as a storage room with a second fridge, food pantry, golf clubs, bike and hiking gear. Laminate flooring. Wall mounted coat hooks.

LIVING ROOM/KITCHEN

4.8m x 3.3m (15'9" x 10'9")

Bright open-plan with built-in gas hob and electric oven as well as under-counter clothes washer and fridge. A built-in corner in the living room for TV and 2 lovely leather recliners and a sofa.

REAR HALL

Access is given to two bedrooms and bathroom

BEDROOM 1

2.97m x 2.32m (9'9" x 7'7")

Rear facing window overlooking patio and farmland with built-in wall to wall wardrobes with sliding doors. Carpet. Wall mounted electric heater.

BEDROOM 2

3.96m x 2.91m (12'10" x 9'7")

Nicely proportioned and bright room enjoying rear facing windows. Built-in wall shelving and wardrobe unit.

BEDROOM 3

2.96m x 2.91m (9'8" x 9'6")

Another nicely proportioned bright room with side facing window. Fitted wall shelving.

BATHROOM

1.88m x 1.88m (6'2" x 6'2")

Three-piece suite comprising WC, wash hand basin and bath with electric shower over. Side facing window.

AREA

It should be noted that the area for sale is the footprint of the property only. There is a right to park up to 2 vehicles in the parking area in front of the property.

INCLUDED

All carpets and curtains

COUNCIL TAX BAND

Band 'A'

EPC BAND

Band 'F'

POST CODE

IV25 3QJ

SERVICES

Mains water, electricity and drainage.

VIEWING

Contact the selling agents

ENTRY

By Arrangement

PRICE

Offers over £85,000.00 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.

