



21 Stafford Road, Dornoch, Sutherland, IV25 3LN

Offers over £155,000



Requiring a degree of renovation this substantial semi-detached 3-bedroom former council dwellinghouse is located a short walk from all amenities in the town including the famous Royal Dornoch Golf Club and award winning beach. The property offers nicely proportioned and bright accommodation set over two floors and enjoys an open fire in the lounge. This property would make an ideal family home or purchase for the buy to let market.

Location

The property is only a short walk from the centre of Dornoch, Royal Dornoch Golf Club and all amenities. 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, hotels, restaurants, medical centre and dental practice. There are Primary and Secondary schools and a College of Further & Higher Education. The Capital of the Highlands, 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 front door into:

Entrance Hall

Access to lounge and kitchen/diner. Under-stair storage area with coat hooks and radiator. Electric meter and fuse box. Stairs to landing.

Lounge

Nicely proportioned room with front facing window. Open fire set in a tiled fireplace. Alcove with built-in cupboard and display top. Radiator.

Kitchen/Dining Room

Comprising a number of wall and base units with work surface. Single sink and drainer. Rear facing window. Door leads out to a fully enclosed rear garden.

Landing

Access is given to three bedrooms and bathroom. Door into shelved storage cupboard. Side facing window. Hatch to loft.

Bathroom

Comprising WC, wash hand basin and bath. Rear facing window. Radiator. Wall mounted cupboard with slim shelving.

Bedroom 1

Nicely proportioned and bright room with front facing window. Door into shelved airing cupboard housing the hot water tank. Open wardrobe with hanging rail and shelving. Radiator.

Bedroom 2

Rear facing window. Open wardrobe with shelving. Radiator.

Bedroom 3

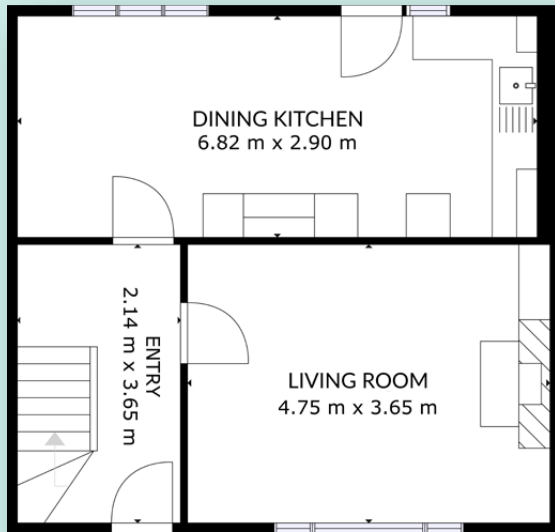
Front facing window. Door into walk-in storage cupboard with shelf. Radiator.

Garden

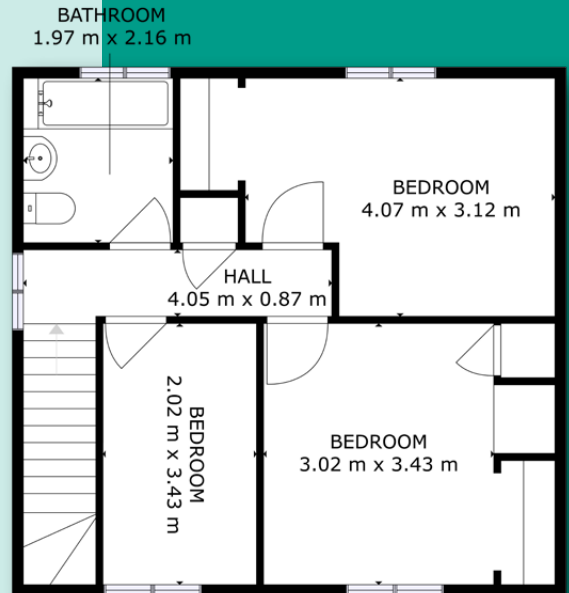
There are areas of garden ground to the front and rear of the property which are laid to lawn for easy maintenance. The rear garden is fully enclosed and there is a small semi-detached garden shed along with a coal bunker.







Ground Floor



First Floor

Entrance Hall	3.65m x 2.14m
Lounge	4.75m x 3.65m
Kitchen/Dining Room	6.82m x 2.90m
Landing	4.05m x 0.87
Bathroom	1.97m x 2.16m
Bedroom 1	3.43m x 3.02m
Bedroom 2	4.07m x 3.12m
Bedroom 3	3.43m x 2.02m

Council Tax Band

Band 'A'

EPC Band

'E'

Post Code

IV25 3LN

Services

Mains water, electricity and drainage.

Viewing

Contact the selling agents

Entry

By Arrangement

Price

Offers over £155,000.00 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.

