





This charming detached 1½ storey cottage is located within a semi-rural setting and sits in generous garden ground on the outskirts of Dornoch, commanding panoramic views across farmland towards the Dornoch Firth. Tigh na Droghair offers nicely proportioned accommodation comprising on the ground floor: Living room, kitchen, dining room and bedroom with a further bedroom and bathroom located on the first floor. Central heating is by way of an oil-fired boiler and the property is double-glazed throughout. The property also benefits from an open fire in the sitting room. Externally, the garden ground lies to the front, side and rear and a driveway provides off street parking for several vehicles. Dornoch beach and famous Royal Dornoch Golf Course is a short drive away, the town centre is approximately 1 mile from the property. Viewing is highly recommended to appreciate the location and open views that this property enjoys.

Location

Embo Street is approximately 1 mile from the centre of Dornoch – an attractive historic Cathedral town with the 400 year old Royal Dornoch Golf Course ranking amongst the top courses in the world. 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 part glazed timber door in to:

Porch

Side facing window. Tiled flooring. Fitted coat hooks. Recessed ceiling light. Double doors lead into entrance hall.

Entrance Hall

Access is given to sitting room, ground floor bedroom and dining room. Tiled flooring. Recessed ceiling lights. Radiator. Wall mounted electric meter and fuse box.

Living Room

Nicely proportioned room enjoying a front facing window with deep display sill. An open fire with tiled hearth and wood mantel provides an attractive focal point. Wood beams on ceiling. Laminate wood flooring. Wall and ceiling lights.

Ground Floor Bedroom

Rear facing window overlooking the garden. Door into under-stair storage cupboard. Radiator. Ceiling light. Laminate wood flooring.



Dining Room

This attractive room enjoys a front facing window with deep display sill. Wooden beams on ceiling. A feature of this room is the large open fireplace which enjoys a log burning stove set on a Caithness slate hearth with wood mantel. Laminate wood flooring. Radiator. Stairs lead up to the landing. Open through to kitchen.

Kitchen/Diner

Enjoying a double aspect, this bright kitchen comprises a generous number of wall and base units incorporating a built-in electric oven and hob with integrated extractor above. Stainless steel sink and drainer with mixer tap. Plumbed for washing machine. Recessed ceiling lights. Tiled flooring. Glazed door leads out to the rear garden. Hatch to loft. Radiator. Built-in recess with electric fire inset.

Carpeted stairs from the dining room leads up to the landing

Landing

Access is given to a double bedroom and bathroom. Wall shelving. Coomb ceiling. Walls have been partially lined with wood panelling. Front facing Velux with views across countryside towards the Dornoch Firth. Recessed ceiling lights.

Bedroom

Nicely proportioned double bedroom with coomb ceiling with wood beams. Front facing window enjoying open views across countryside towards the Dornoch Firth and hills beyond. Carpet. Recessed ceiling lights. Radiator.

Bathroom

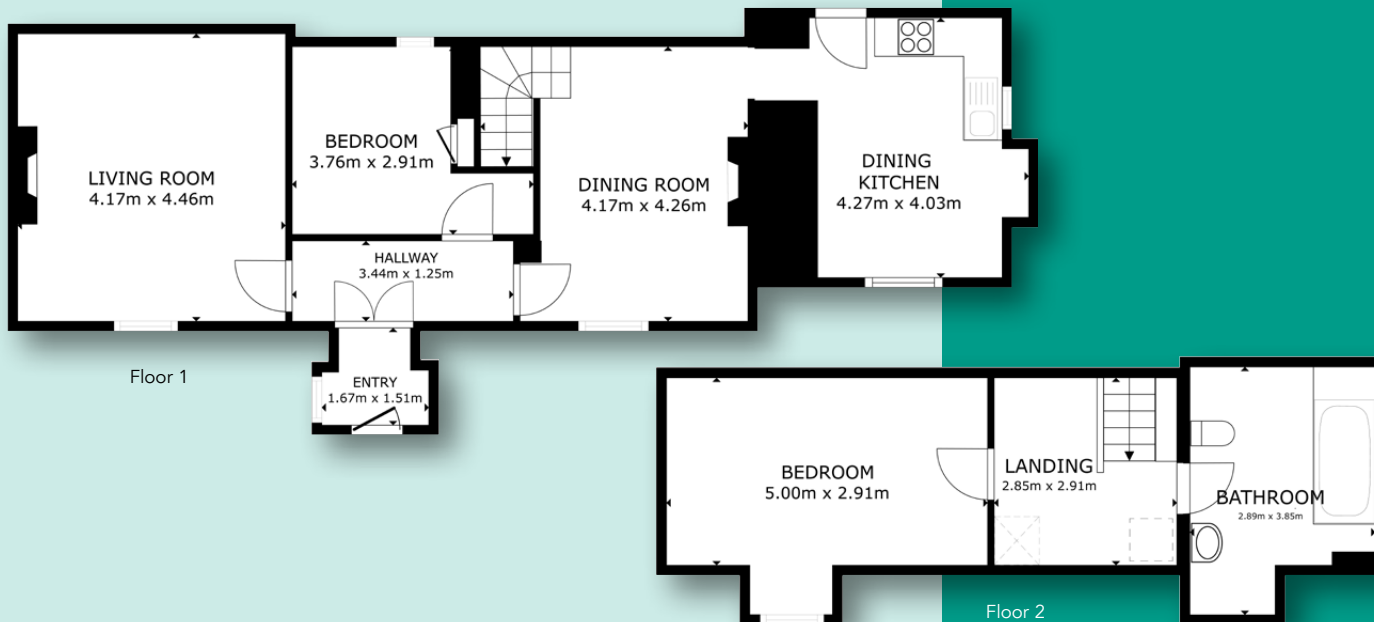
Comprising WC, wash hand basin and bath with hand held shower over. Painted wood flooring. Front facing window, with deep display sill and storage under, enjoying open panoramic views across countryside towards the Dornoch Firth and hills beyond. Recessed ceiling and wall lights. Coomb ceiling. Heated towel rail. Fitted wall mirror.

Garden

Tigh na Drobhair sits in generous garden ground to the front, rear and side and a large driveway provides for off street parking for several cars







Porch	1.67m x 1.51m
Entrance Hall	3.44m x 1.25m
Living Room	4.17m x 4.46m
Ground Floor Bedroom	3.76m x 2.91m
Dining Room	4.17m x 4.26m
Kitchen/Diner	4.27m x 4.03m
Landing	2.85m x 2.91m
Bedroom	5.00m x 2.91m
Bathroom	2.89m x 3.85m

Council Tax Band

Band ' D '

EPC Band

"F"

Post Code

IV25 3PW

Services

Mains water, electricity and drainage.

Viewing

Contact the selling agents

Entry

By Arrangement

Price

Offers over £265,000.00 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. Offerors 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.

