



Balbain House, Rosebery Avenue, Dornoch, Sutherland, IV25 3SZ

Offers over £725,000



This substantial and distinctive stone built property is beautifully presented and has been thoughtfully upgraded whilst retaining many period features including baltic pine woodwork throughout, ornate corniced ceilings, picture rails, original doors, deep skirtings and wood panelling on many of the windows. This stunning family home was regional runner up in Scotland's Home of the Year in 2020. Balbain House is elegantly proportioned and enjoys a peaceful location in the centre of Dornoch. This stunning property offers a nicely proportioned sitting room with an attractive south facing bay window over looking the garden, a fully fitted kitchen/dining room with walk-in pantry, utility room, bedroom and shower room with a Jack and Jill entry on the ground floor with three further bedrooms (master bedroom suite benefits from a walk-in dressing room together with a beautiful and well appointed en-suite bathroom with shower) and family shower room on the first floor. The property is fully double-glazed and benefits from Oil fired central heating with the addition of two wood burning stoves. Externally, the property sits in a very private, fully enclosed garden which has been beautifully landscaped. A Sitooterie has been a great addition allowing a gorgeous, warm seating area with composite decking attached for outdoor entertaining. A large driveway allows parking for several vehicles and includes a large, covered wood store. No expense has been spared by the sellers in creating this stunning property.





LOCATION

Balbain House is ideally situated on the corner of Rosebery Avenue and Struie Road in a central position in the Royal Burgh of Dornoch. There are many recreational and sporting facilities on offer, most notably the Royal Dornoch Golf Club, ranked amongst the top courses in the world. Dornoch also provides a wide range of amenities including a variety of shops, hotels, service businesses, medical centre and dental practice. Education facilities include play group, nursery, primary and secondary schools.

ACCOMMODATION

Entrance through wooden front door into:

VESTIBULE:

Decorative tiled flooring. Original woodwork. Half glazed door into Entrance Hall. Underfloor heating.

ENTRANCE HALL:

This impressive hallway allows access to sittingroom, kitchen/dining room and ground floor bedroom. Door leads through to the rear hall. An attractive Baltic pine staircase leads to the first floor. Carpet. Feature archway. Recessed lighting. Radiator.

SITTING ROOM:

This elegant room enjoys a south facing bay window, with original wood panelling, looking out to the garden. Multi fuel stove set on a Caithness stone hearth with wood surround provides an attractive focal point. Built-in multi-media unit with mood lighting. Ornate corning. Picture rail. Radiator. Carpet.

KITCHEN/DINING ROOM:

This substantial room is an impressive area for entertaining and again enjoys a south facing bay window with original wood panelling and a side facing window with plantation shutters.

This quality fitted kitchen offers many fine features including an Everhot range cooker with induction rings, a built-in combined oven/microwave/steamer, dishwasher and an American style fridge freezer. The kitchen is beautifully finished and is complemented with a centre island with a feature glass top breakfast area and enjoys a generous number of base units and storage drawers. There are twin sinks with Quooker tap. Marble quartz work surface. Drop downlights. Wall lights. Wood flooring. Ornate corning. Sliding door leads through to a walk-in, fully shelved pantry. The multi fuel stove with Caithness stone hearth and stone surround in the dining room provides a pleasing as well as cosy focal point. Shelved recess. Drop chandelier ceiling light. Underfloor heating.

GROUND FLOOR BEDROOM:

Set on the ground floor, this is an ideal guest room. Side facing window with plantation shutters. Carpet. Radiator. Recessed lighting. Wall lights. Picture rail. Ornate corning. Door leads through to shower room.

SHOWER ROOM:

Enjoying a Jack and Jill entry from the bedroom and rear hall, the shower room comprises vanity wash hand basin with storage below, floating WC and walk-in shower cubicle fitted with a rain shower head secondary shower head. White ceramic floor tiles. Rear facing window with uplighter. Side facing window fitted with plantation shutters. Recessed lighting. Underfloor heating.

REAR HALL:

Allows access to shower room, utility, kitchen and front entrance hall. Door into a deep under-stair storage cupboard providing generous storage. Wood flooring. Timber framed and panelled door, with 2 side windows, lead out to the rear of the property. Underfloor heating.

UTILITY ROOM:

This practical room incorporates a Belfast sink with mixer tap. Marble work surface. Large floor to ceiling pantry unit. Under unit space for washing machine and wine cooler. Ceiling mounted hanging rail. Wall mounted pull out clothes airer. Door into cupboard housing the central heating boiler with storage. Rear facing window with plantation shutters. External door leads out to the side of the property. Wood flooring. Underfloor heating.

From the front entrance hall an attractive Baltic pine staircase leads to the first floor landing.

LANDING

From the entrance hall an elegant Baltic pine staircase with wrought iron spindles leads up to the landing. Access is given to shower room and three bedrooms with master bedroom enjoying en-suite shower room and dressing room. Rear facing window fitted with Roman blind. Feature ceiling light



MASTER BEDROOM:

Delightful, bright and spacious room enjoying a front facing window with original wood panelling. Walk through to dressing room and en-suite shower room. Shelled recess with cupboard under. Carpet. Radiator.

EN-SUITE:

This luxury bathroom comprises a free standing bath together with twin wash hand basins set in vanity unit with mirrors above, floating WC and large walk-in wet room style shower with rain shower head and secondary shower head. Heated towel rail. Side facing window with plantation shutters. Extractor fan. White ceramic floor tiles. Wall lights. Recessed ceiling lights. Underfloor heating.

DRESSING ROOM:

Front facing window with plantation shutters. Generously fitted with built-in shelving and hanging rails. Recessed lighting. Wall mounted full length mirror with vanity storage. Radiator.

BEDROOM 2:

Bright and spacious room enjoying a front facing window with original wood panelling. Built-in wardrobes. Shelled alcove with cupboard under. Wall lights. Carpet. Recessed ceiling lighting. Radiator.

BEDROOM 3:

Enjoying bespoke fitted bunk beds. Side facing window. Fitted open wardrobe. Carpet. Radiator. Recessed lighting.







SHOWER ROOM:

Stunning contemporary room with high quality fittings comprising wall hung WC, vanity wash hand basin with storage below and large shower cubicle with glass door. Mirror and wall light. Rear facing window with plantation shutters and uplighters. Heated towel rail. Feature mirrored doors lead into linen cupboard. Hatch to loft. Recessed ceiling lights. Underfloor heating.

GARDEN

The property, which sits in beautifully landscaped garden ground, is fully enclosed by stone walls and hedging and has been very well maintained and consists of lawn, mature trees, hedging, shrubs and raised flower beds providing plenty of colour throughout the summer months. There are paved patio areas, providing ideal settings for outdoor entertaining. A gravelled driveway to the front offers vehicular access to Balbain. There is a garden shed and wood storage area attached to the Sitooterie. There is also a greenhouse in the garden.



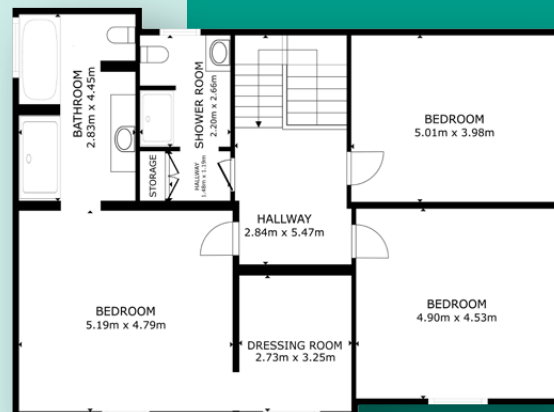
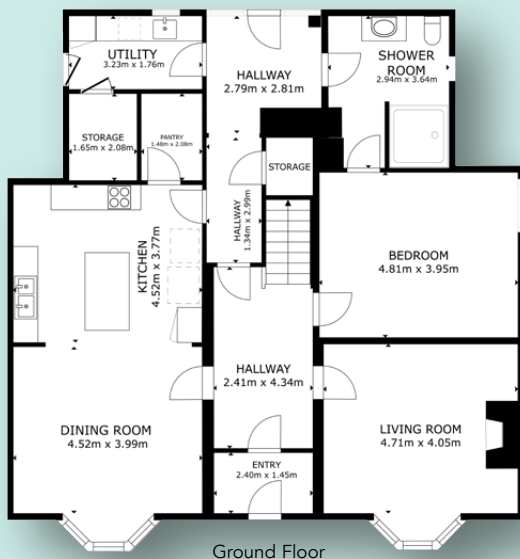
SITOOTERIE

Access into the Sitooterie is by way of two sets of double glazed bi-fold doors and a separate double glazed door. This is a charming, peaceful addition and provides a gorgeous, warm seating area to while away the day and enjoy the attractive, well designed garden. Adjoining this is a storage room with separate access.

CONTENTS

The sellers are willing to offer some items of furniture so far as not already included in the sale, for purchase by separate negotiation.





Vestibule	2.40m x 1.45m
Entrance Hall	2.41m x 4.34m
Sitting Room	4.71m x 4.05m
Kitchen	4.52m x 3.77m
Dining Room	4.52m x 3.99m
Bedroom 4 (Ground Floor)	4.81m x 3.95m
Shower Room (Ground Floor)	2.94m x 3.64m
Rear Hall	2.79m x 2.81m & 1.34m x 2.99m
Utility Room	3.23m x 1.76m
Master Bedroom	5.19m x 4.79m
En-suite (Master)	2.83m x 4.45m
Dressing Room	2.73m x 3.25m
Bedroom 2	4.90m x 4.53m
Bedroom 3	5.01m x 3.98m
Shower Room (First Floor)	2.20m x 2.66m

COUNCIL TAX BAND

Band 'F'

EPC BAND

'D'

POST CODE

IV25 3SZ

SERVICES

Mains electricity, water and drainage, oil fired central heating.

VIEWING

Contact the selling agents

ENTRY

By Arrangement

PRICE

Offers over £725,000.00 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.

