



27 Elizabeth Crescent, Dornoch, Sutherland IV25 3NN

Offers over £155,000



This semi-detached bungalow offers nicely proportioned and bright accommodation in a pleasant residential location, a short walk from Royal Dornoch Golf Club, award winning beach and historic town centre. The property requires some modernising but enjoys a bright sitting room, fully fitted kitchen, shower room, two double bedrooms and a box room. The property benefits from electric storage heating supplemented with an open fire in the sitting room and is fully double glazed throughout. Externally, the property enjoys garden ground to the front, side and rear which is easily maintained, with off street parking available to the front. This property would make an ideal family home and viewing is highly recommended to appreciate the short walk to all amenities.

### Location

Elizabeth Crescent is a quiet street with little traffic passing by and 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 glazed UPVC door with side window into:

### Vestibule

Door leads into box room. Built-in cupboard housing the electric meter and fuse box. Carpet. Ceiling light. Door into hallway.

### Box Room

Fitted wall shelving. Ceiling light. Fitted coat hooks.

### Hallway

Access is given to sitting room, shower room and two double bedrooms. Door into airing cupboard with slatted shelving, housing the hot water tank. Shelved linen cupboard. Carpet. Electric storage heater. Hatch to loft.

### Sitting Room

Nicely proportioned and bright room enjoying a front facing window, with fitted vertical blinds and curtains, enjoying open outlook over grassed green. An open fire set in a tiled fireplace with removable electric fire inset provides an attractive cosy focal point. Electric storage heater. Carpet. Ceiling light. Wall lights. Door through to kitchen.

### Kitchen/Dining Room

Fitted kitchen with a generous number of wall and base pine units incorporating a stainless steel sink and drainer with mixer tap. Tiled splash-back. Space for free standing cooker. Integrated extractor fan. Plumbed for washing machine. Space for under-unit fridge. Doors lead into two separate larder cupboards. Two rear facing windows with curtains. Electric storage heater. Two ceiling lights. A breakfast bar separates the kitchen from the dining area. External door leads out to the side of the property.



### Bedroom 1

Nicely proportioned and bright room with front facing window, with vertical blinds and curtains, with open outlook over grassed green. Built-in double wardrobes. Curtains. Vertical blinds. Carpet. Ceiling light.

### Bedroom 2

Another nicely proportioned and bright room with rear facing window looking out over the garden. Built-in double wardrobes. Carpet. Curtains. Blinds. Ceiling light.

### Shower Room

Comprising WC, wash hand basin and fully tiled shower cubicle fitted with an electric Mira shower unit. Non-slip vinyl flooring. Rear facing window. Electric heated towel heater. Fitted wall cabinet. Tiled splash-back. Fitted wall mirror with light above.

### Garden

The property sits in nicely landscaped garden ground to the front, side and rear. The front garden is mainly chipped for easy maintenance with some flower borders, providing colour throughout the summer months, shrubs and hedging. Off street parking is provided by a driveway to the front with a further parking area available on the street directly in front of the property. A gate and path leads round to the fully enclosed rear garden which is mainly laid to lawn with a variety of flower beds, shrubs and hedging.

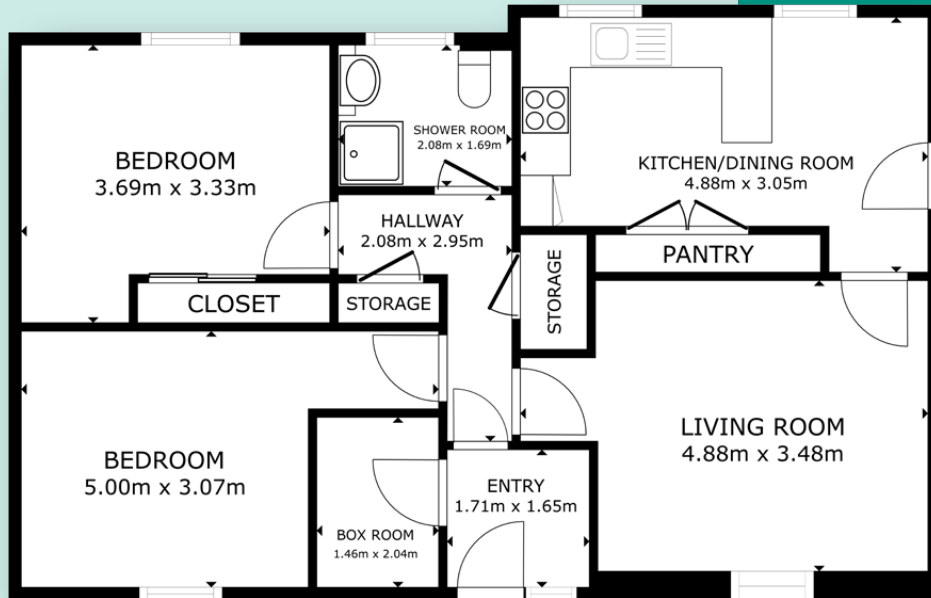
### Outbuildings

There is a large timber framed outbuilding, which was previously a pigeon loft, and is split into various sections with single glazed windows. Aluminium framed greenhouse. Timber framed garden shed with power and light. Metal framed garden shed.

### Contents

The seller is willing to offer all other items of furniture so far as not already included in the sale, for purchase by separate negotiation.





Ground Floor

Vestibule	1.71m x 1.65m
Box Room	1.46m x 2.04
Hallway	2.08m x 2.95m
Sitting Room	4.88m x 3.48m
Kitchen/Dining Room	4.88m x 3.05m
Bedroom 1	5.00m x 3.07m
Bedroom 2	3.69m x 3.33m
Shower Room	2.08m x 1.69m

### Council Tax Band

Band 'B'

### EPC

'E'

### Post Code

IV25 3NN

### 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.*

