



11 Heatherwood Park, Dornoch, Sutherland, IV25 3QJ

Offers over £85,000



Set in an attractive woodland location close to Dornoch, this detached chalet would be an ideal purchase for those seeking a holiday home in the Dornoch area. Parking is available close to the chalet.

### **Location**

Heatherwood Park lies 1.5 miles to the north of Dornoch on the Embo road. The historic 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. Dornoch also provides a wide range of facilities including a variety of shops, hotels, restaurants, medical centre, dentist, hairdressers and beauticians. Education facilities include play group, nursery, primary and secondary schools.

### **Accommodation**

Entrance through timber glazed door with glazed panel into:

### **Living Room/Kitchen**

Bright room with triple aspect offering bright, open plan accommodation. The kitchen is fitted with wall and base units incorporating a stainless steel sink and drainer with mixer tap. Work surface. The walls and ceiling are lined with pine panelling. Two ceiling lights. Carpet. Curtains. Door to:

### **Inner Hall**

Access to two bedrooms and shower room.





### Shower Room

Two piece suite comprising WC and pedestal wash hand basin. Shower enclosure with electric Triton shower unit. Front facing window. Heated towel rail. Vinyl flooring. Curtains.

### Bedroom 1

Front and side facing windows. Walls and ceiling are lined with pine panelling. Carpet. Curtains.

### Bedroom 2

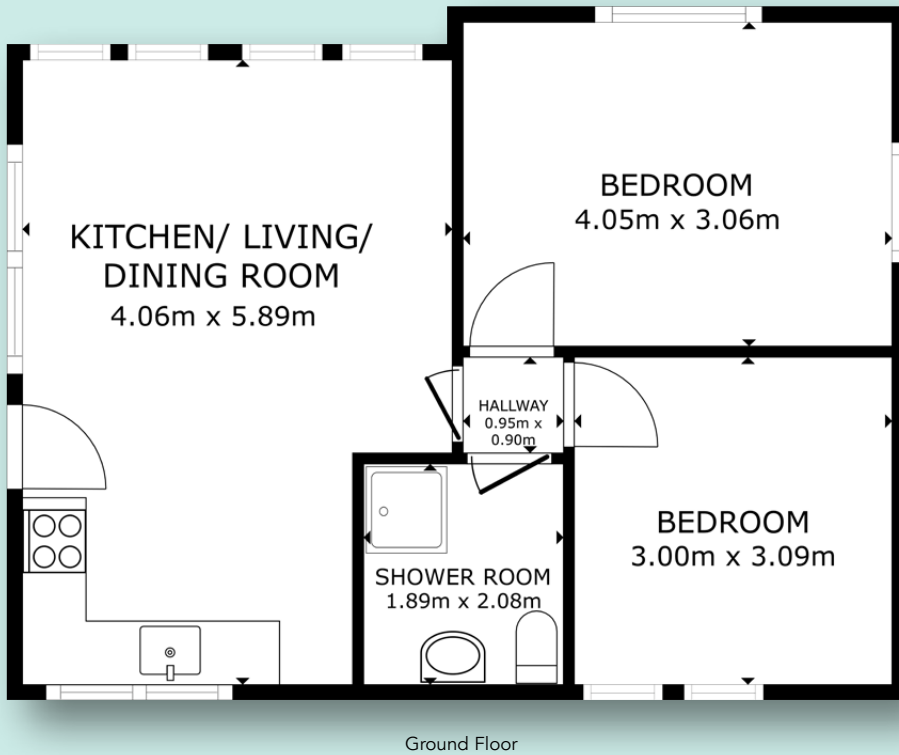
Rear and side facing windows. Walls and ceiling are lined with pine panelling. Carpet. Curtains.

### Area

It should be noted that the area for sale is the footprint of the property only. There is a right to park opposite the chalet.







Living Room/Kitchen	4.06m x 5.89m
Inner Hall	0.95m x 0.90m
Shower Room	1.89m x 2.08m
Bedroom 1	4.05m x 3.06m
Bedroom 2	3.00m x 3.09m

*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.*

### Council Tax Band

Band 'A'

### EPC

'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.

