



Bunillidh, 371 Skelbo, By Dornoch, Sutherland, IV25 3QQ

Offers over £290,000

Viewing is highly recommended to appreciate this four bedroom detached bungalow which enjoys stunning panoramic views from its elevated position across surrounding countryside to Loch Fleet, Ben Bhraggie and the hills beyond. The location of Bunillidh is a must for anyone looking for semi-rural living yet within a short drive from the Royal Burgh of Dornoch. With excellent accommodation, and many of the rooms taking full advantage of the spectacular views, this spacious property would be an ideal home for the discerning purchaser looking for quiet and tranquil living. The property, which has been well maintained and is in good order throughout, enjoys a bright lounge with double aspect and stone fireplace with open fire, which provides an attractive focal point, fully fitted and spacious kitchen/diner/family room, four nicely proportioned bedrooms, family bathroom and shower room. The property also benefits from oil fired central heating and full double glazing throughout. Externally, the property sits in beautifully landscaped garden ground, with the rear being fully enclosed. A paved patio area to the rear provides an ideal setting for outdoor entertaining. The views from Bunillidh are far reaching and really must be viewed to be appreciated.

Location

The property is located in the rural countryside of Skelbo, a short distance from the nearest town of Dornoch in which local facilities are available.

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.



What3Words

Lakes.realm.trembles

Accommodation

Steps lead up to the front entrance into:-

Vestibule

Laminate flooring. Cupboard housing the electric meter and fuse box. Ceiling light. Opaque door with side screen through to:

Entrance Hall

L-shaped hallway allowing access to all main accommodation. Airing cupboard, with slatted shelving, housing the hot water tank. Double sliding doors into storage cupboard, with hanging rail and shelf and a further door leads into a shelved linen cupboard. Hatch to loft. Laminate flooring. Dado rail. Coving. Radiator.

Lounge

This nicely proportioned and bright lounge enjoys a double aspect and is well positioned to take full advantage of the stunning uninterrupted views across countryside to Loch Fleet and to Ben Bhraggie Monument. There is an open fire set in a Fyfe stone fireplace with wood display mantel and Caithness stone hearth providing an attractive focal point. Wood flooring. Two ceiling lights. Two radiators. Coving.

Kitchen/Diner

This bright kitchen/family room enjoys three rear facing windows allowing an abundance of natural light to enter. The kitchen is fitted with a generous number of wall and base pine units providing plenty of storage space and incorporates a pull out and extend corner unit, a 1.5 stainless steel sink and drainer with mixer tap, integrated dishwasher, eye level Neff electric oven and microwave and a LPG gas hob with stainless steel extractor hood above. Tiled splash-back. The ceiling has been lined with panelling. Ample space for a dining table and chairs. Recessed ceiling lights. Karndene flooring. Fitted venetian blinds. Radiator. Central heating boiler. Ceiling spot lights. Door from the kitchen/family room leads through to the rear hall.





Bedroom 1

Nicely proportioned and bright room enjoying a front facing window commanding superb open views across to Loch Fleet and Ben Bhraggie. Built-in wardrobe with hanging rail, shelving and double sliding doors. Carpet. Curtains. Radiator. Ceiling light.

Bedroom 2

Another nicely proportioned and bright room with front facing window again taking full advantage of the superb open views this property has to offer. Built-in wardrobe with hanging rail, shelving and double sliding doors. Carpet. Curtains. Radiator.

Bedroom 3

Well-proportioned room with front facing window enjoying panoramic views across Loch Fleet towards Ben Bhraggie and the hills beyond. Built-in wardrobe with hanging rail, shelving and double sliding doors. Radiator. Carpet. Curtains.



Bedroom 4

Rear facing window. Built-in wardrobe with hanging rail, shelving and double sliding doors. Curtains. Carpet. Radiator.

Bathroom

Fully fitted bathroom comprising WC, wash hand basin set in vanity unit with storage under, and whirlpool bath. Tiled

splash-back. Wall mounted mirror with lights. Rear facing opaque window with fitted blind. Radiator.

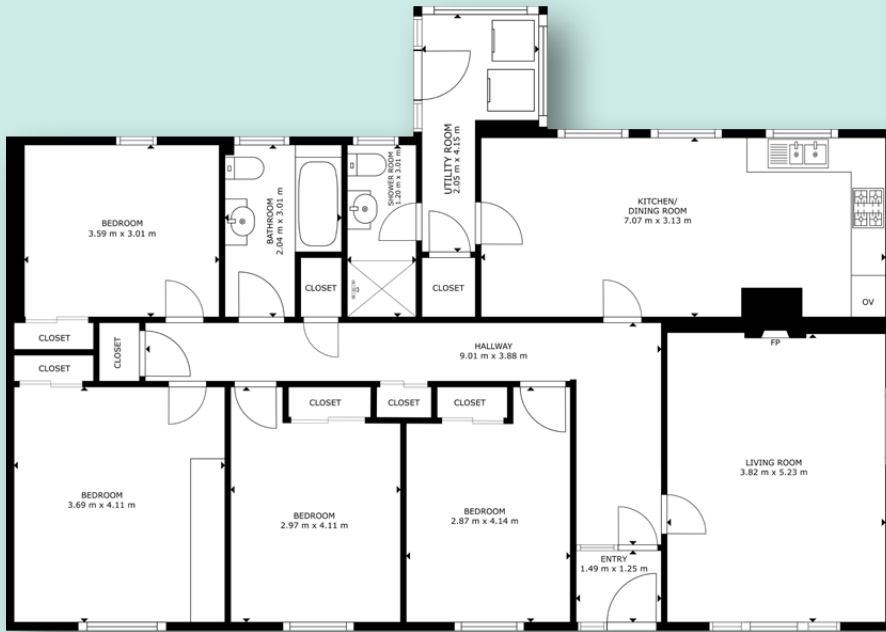
Rear Hall

Access is given to shower room, kitchen and utility room. Karndene flooring. Door into storage cupboard with shelving.

Shower Room

This fully tiled shower room comprises WC, vanity wash hand basin with storage under and shower cubicle which has been fully lined with wet wall panelling and fitted with a mains shower unit. Wall mounted towel rail. Fitted wall cabinet with mirrored door and light. Rear facing opaque window. Ceiling has been lined with pine panelling. Radiator. Tiled flooring.





Ground Floor

Vestibule	1.49m x 1.25m
Entrance Hall	9.01m x 3.88m
Lounge	3.82m x 5.23m
Kitchen/Diner	7.07m x 3.13m
Bedroom 1	3.69m x 4.11m
Bedroom 2	2.97m x 4.11m
Bedroom 3	2.87m x 4.14m
Bedroom 4	3.59m x 3.01m
Bathroom	2.04m x 3.01m
Shower Room	1.20m x 3.01m
Utility	2.05m x 4.15m

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.

Utility

Glazed on three sides allowing open views across countryside to the rear of the property. Door leads out to the rear garden.

Garden

There are areas of garden ground to the front, side and rear which are bounded by fencing. There is a right of access provided over the adjoining driveway.

Included

All carpets, curtains and blinds.

EPC

Band D

Council Tax Band

Band E

Post Code

IV25 3QQ

Services

Mains water and electricity. Drainage is to a septic tank.

Viewing

Contact the selling agents

Entry

By Arrangement

Price

Offers over £290,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

