



9 Rowan Crescent, Dornoch, Sutherland, IV25 3QP

Offers Over £325,000



This well-appointed detached bungalow offers bright, spacious accommodation with excellent storage facilities and is set in a pleasant location in the established residential area of Rowan Crescent, a short walk to all local amenities including the famous Royal Dornoch Golf Club and award-winning beach. The property requires some modernising and decoration but benefits from electric storage heating and triple-glazing throughout. The property offers four nicely proportioned bedrooms, with the master bedroom offering En-suite facilities, a spacious and bright living room, a separate dining room as well as a nicely proportioned kitchen with breakfast bar. Externally, the garden grounds are fully enclosed with parking for several vehicles to the front and adjoining garage. This property would make an ideal family home and viewing is highly recommended.

### Location

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, Restaurants, Primary and Secondary schools, Medical Centre, Dental Practice, Beauticians and hairdressers. 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

Covered entrance through solid wood door into:

### Vestibule

Walls are lined with pine wood panelling. Carpet. Ceiling light. Glazed door into:

### Entrance Hall

L-shaped entrance hall allowing access to all accommodation apart from the kitchen. Large storage cupboard with double sliding doors, fitted coat hooks and shelving. Door into a shelved linen cupboard housing the hot water tank. Hatch to partly floored loft space which can be easily accessed by a pull down Ramsey ladder. Recessed ceiling lights.



## Living Room

This spacious and bright room enjoys a large front facing window with fitted venetian blinds and curtains. Decorative fireplace with an electric fire inset. Electric storage heater. Double doors lead through to a separate dining room. Two feature ceiling lights. Wall lights. Carpet.

## Dining Room

Access can be made to the dining room via either the entrance hall or living room. Side facing window fitted with venetian blinds and curtains. Electric storage heater. Carpet.

## Kitchen

The kitchen is fitted with a generous number of wall and base units offering excellent storage and incorporates a 1.5 sink and drainer with mixer tap. Corner electric hob and oven with extractor hood above. Work surface and breakfast bar. Tiled splash-back. Under-unit lighting. Storage cupboard. Plumbed for washing machine. Door into a shelved cupboard housing the electric meter and fuse box. Rear facing window fitted with roller blind and curtains. Carpet. Recessed ceiling lights and two further ceiling lights. Storage heater. Door leads out to the rear garden.

## Bathroom

Comprising WC, bidet, vanity wash hand basin with work surface and shelved cupboards under and a whirlpool spa bath. Fully tiled shower cubicle fitted with an electric Mira shower unit and concertina door. Heated towel rail. Large wall mirror with light above. Wall mounted hair dryer. Shaver socket. Dimplex down-heater. Wall cabinet. Extractor fan. Recessed ceiling lights. Rear facing opaque window with Roman blind.

## Master Bedroom

This spacious and bright room enjoys fitted bedroom furniture comprising a mix of wardrobes and drawers, allowing a generous amount of storage and display top. There are further built-in wardrobes with mirrored sliding doors. Wall lights and feature ceiling light. Electric panel heater. Large rear facing window with curtains. Carpet. Telephone point. Door through to en-suite shower room.

## En-Suite

Comprising WC and wash hand basin. Fully tiled shower cubicle with electric Mira shower unit and concertina door. Extractor fan. Heated towel rail. The floor has been laid with carpet tiles. Rear facing opaque window fitted with venetian blinds. Wall mirror with spot lights over. Shaver socket. Recessed ceiling light.

## Bedroom 2

Another nicely proportioned and bright room enjoying a large front facing window. Double wardrobe with sliding doors. Feature ceiling light. Electric panel heater. Carpet.

## Bedroom 3

This is another well-proportioned room enjoying a large front facing window with fitted venetian blinds and curtains. Double wardrobe with sliding doors. Electric panel heater. Feature ceiling light.

## Bedroom 4

Rear facing window fitted with venetian blinds and curtains. Double wardrobe with sliding doors. Electric storage heater. Recessed ceiling lights. Pull down reading light. Telephone point. TV point.





### Integral Double Garage

An integral double garage is attached to the side of the property and can be accessed from the entrance hall. Side facing window fitted with roller blind. Fitted work-bench. Electronic up and over door. Power and light. Door leads through to a store which benefits from fitted wall shelving. Wall mounted fuse box. External door leads out to the rear garden.

### Garden

The property is accessed through double wooden gates into a large tarred driveway, providing ample parking for several vehicles. The fully enclosed garden enjoys areas of garden ground to the front, side and rear and can be accessed through a single pedestrian gate. This easily managed garden is in good order and is mainly laid to lawn and a paved area to the side allows an ideal setting for outdoor entertaining. A pathway leads around the property.



Vestibule	1.86m x 1.42m
Living Room	5.38m x 5.34m
Dining Room	4.71m x 2.54m
Kitchen	4.36m x 3.25m
Bathroom	4.09m x 2.69m
Master Bedroom	4.17m x 4.09m
En-Suite	1.66m x 1.33m
Bedroom 2	3.41m x 3.03m
Bedroom 3	3.39m x 3.07m
Bedroom 4	4.08m x 3.13m
Integral Double Garage	5.31m x 3.22m
Store	5.40m x 2.21m

### Council Tax Band

Band 'F'

### EPC

Band "E"

### Post Code

IV25 3QP

### Services

Mains water, electricity and drainage.

### Viewing

Contact the selling agents

### Entry

By arrangement

### Price

Offers over £325,000.00 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.*

