



3 Fraser Avenue, Dornoch, Sutherland, IV25 3RS

Fixed Price: £265,000.



This modern, well presented, linked detached two storey dwellinghouse is located in the high quality residential development of Deans Park on the edge of the Royal Burgh of Dornoch and is within walking distance to all amenities including the world famous Royal Dornoch Golf Club and award winning beach. This delightful and immaculate property was built in 2015

and offers a bright open plan living room/kitchen/dining area, utility room and WC on the ground floor with three bedrooms (with master En-suite shower room) and family bathroom on the first floor. The property benefits from full double-glazing and electric central heating with the addition of roof mounted solar panels which provide extra energy efficiency. Externally the

property enjoys a fully enclosed private garden to the rear with a small grassed garden area to the front along with a large driveway providing off street parking for two vehicles. This property will appeal to young families, retirement and rental investors alike and viewing is highly recommended.

## Location

The property is located within a modern development of similar type dwellings on the periphery of Dornoch and is within easy access of all local facilities within the town. 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, coffee shops, hairdressers, medical centre and dental practice. Education facilities in Dornoch include playgroup, nursery, primary and secondary schools. The city of Inverness is approximately one hour's drive away via the A9. Inverness is the capital of the Highlands with many shops, restaurants, bars and great road, rail and air links.

## Accommodation

Entrance through solid front door with side opaque screen into:

### Entrance Hall

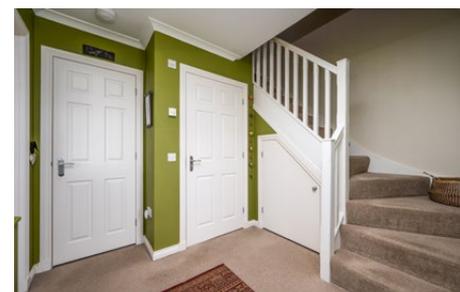
Access is given to open plan living room/ kitchen/dining area and WC. Door into a shelved storage cupboard. Carpeted stairs leads up to the landing. Under stairs storage cupboard housing the electric consumer unit. Radiator. Carpet. Recessed ceiling light.

### WC

Comprising WC and wash hand basin. Side facing opaque window with fitted wood venetian blind. Vinyl flooring. Radiator.

### Open Plan Living Room/Kitchen/ Dining Area

Nicely proportioned room with the living room enjoying a front facing window, fitted with venetian blinds. Carpet. Radiator. Ceiling light. The kitchen is fitted with a number of wall and base units providing ample storage and incorporates an electric hob and oven, with extractor chimney hood above, and integrated dishwasher and larder fridge. 1.5 sink and drainer with mixer tap. Work surface.



Breakfast bar. Wall shelving. Rear facing window fitted with wood venetian blinds. Laminate flooring. Feature drop ceiling lights. The dining area enjoys double patio doors, with roller blind and curtains, which lead out to the rear garden. Feature drop ceiling light over table area. Laminate flooring. Radiator.

### Utility Room

This practical room enjoys a number of base units and incorporates a single sink and drainer with mixer tap. Work surface with matching splash back. Plumbed for washing machine. Space for under unit single freezer. Wall mounted electric boiler. Laminate wood flooring. Radiator. Fitted coat hooks. External door leads out the fully enclosed rear garden. From the entrance hall, a carpeted stairs leads up to the landing.

### Landing

Access is given to three nicely proportioned bedrooms (master enjoying en-suite shower room) and family bathroom. Door into shelved linen cupboard housing the hot water cylinder. Hatch to partially floored and insulated loft with ladder access. Carpet.

### Bedroom 1

Nicely proportioned room enjoying rear facing window fitted with wood venetian blind. Fitted wardrobes with double mirrored doors. Recessed ceiling light. Bedside wall lights. Carpet. Radiator. Door into en-suite.



### En-Suite

Comprising built in WC and vanity wash hand basin with display work top and cupboard under. Large, fully tiled shower cubicle. Extractor fan. Tiled splash back. Rear facing opaque window fitted with venetian blind. Chrome ladder style heated towel rail. Shaver socket. Recessed ceiling lights.

### Bedroom 2

Nicely proportioned and bright room enjoying a front facing window fitted with wood venetian blind. Fitted wardrobes with double mirrored doors. Carpet. Recessed ceiling light.

### Bedroom 3

Currently used as a snug/study, this third bedroom enjoys a front facing window fitted with wood venetian blind. Extensive wall shelving. Door into wardrobe. Carpet. Radiator.

### Bathroom

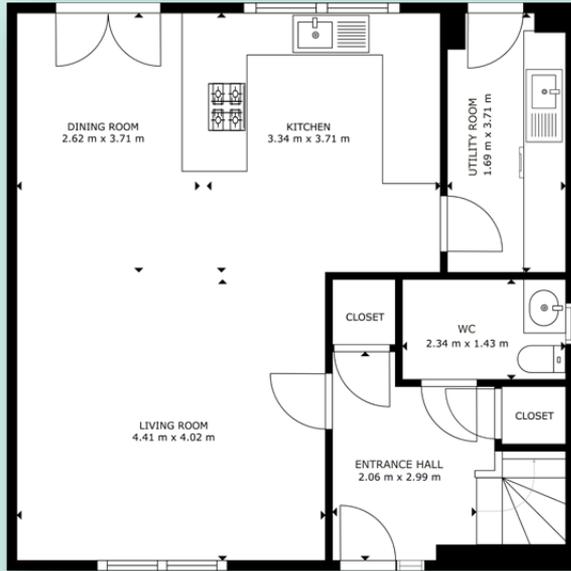
Comprising built in WC with display work top and storage cupboard, wash hand basin, and bath with shower over. Walls partially tiled. Mirrored wall cabinet. Rear facing window fitted with wood venetian blind. Chrome ladder style heated towel rail. Laminate wood flooring. Extractor fan.

### Garden

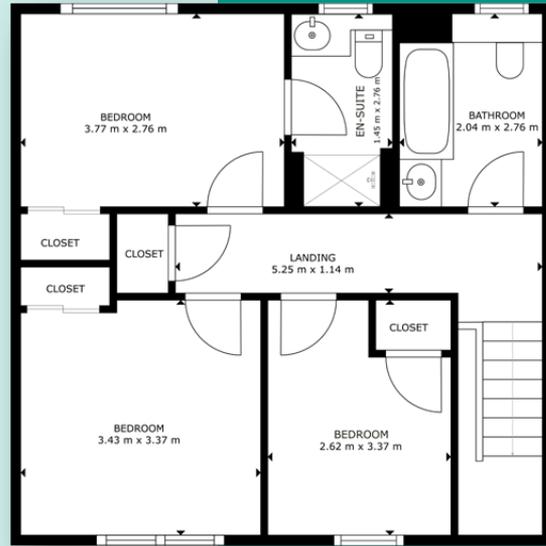
The garden ground lies to the front, side and rear of the property. To the rear is an easily maintained, fully enclosed and private garden. The front garden is open with a small grassed area and a mono block driveway providing off street parking for two vehicles. A paved pathway leads around the property. A large timber shed is provided to the rear.







Ground Floor



First Floor

Entrance Hall	2.06m x 2.99m
WC	2.34m x 1.43m
Open Plan Living Room/ Kitchen/ Dining Area	L: 4.41m x 4.02m / D: 2.62m x 3.71m / K: 3.34m x 3.71m
Utility Room	1.69m x 3.71m
Landing	5.25m x 1.14m
Bedroom 1	3.77m x 2.76m
En – Suite	1.45m x 2.76m
Bedroom 2	3.43m x 3.37m
Bedroom 3	2.62m x 3.37m
Bathroom	2.04m x 2.76m

### Council Tax Band

Band 'E'

### EPC

Band 'C'

### Post Code

IV25 3RS

### Services

Mains water, electricity and drainage.  
Roof mounted solar panels provide extra energy efficiency.

### Viewing

Contact the selling agents

### Entry

By arrangement

### Price

Fixed Price of £265,000.00 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.*

