



2 Clunie Crescent, Dornoch, Sutherland, IV25 3NL

Offers Over £150,000



This ex local authority, mid terraced bungalow was built circa 1975 and is located in the residential area of Littleton, a short walk to Royal Dornoch Golf Club, award winning beach and town centre. In need of modernising and upgrading this property offers a bright sitting room, kitchen with space for table and chairs, two bright bedrooms and wet room. Space heating is provided by electric storage and panel heaters. Full double glazing. Externally, there are small areas of garden ground to the front and rear. There is an accessible ramp leading to the front door. This property and its central location to all amenities would make an ideal retirement home or buy to let investment.

Location

The subjects are located a short walk from the main town centre of Dornoch and afford ready access to the 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 patterned UPVC door with glazed panel into:

Kitchen

This fully tiled kitchen has been fitted with a generous number of wall and base units incorporating a single sink and drainer. Space for free standing cooker. Vinyl flooring. Two 3-light triple spotlights. Space for kitchen table and chairs. Open through to hall.

Hall

Access from the entrance hall is given to living room, shower room and bedroom 1. Open into walk-in storage cupboard housing the hot water tank and electric meter and fuse box. Hatch to loft, shelving and light. Laminate flooring. UPVC door leads out to the rear of the property.

Shower Room

Comprising wall hung wash hand basin, WC and shower enclosure. Fully lined with wet wall panelling. Rear facing window. Wall mounted down-heater. Extractor fan. Chrome ladder style heated towel rail.

Bedroom 1

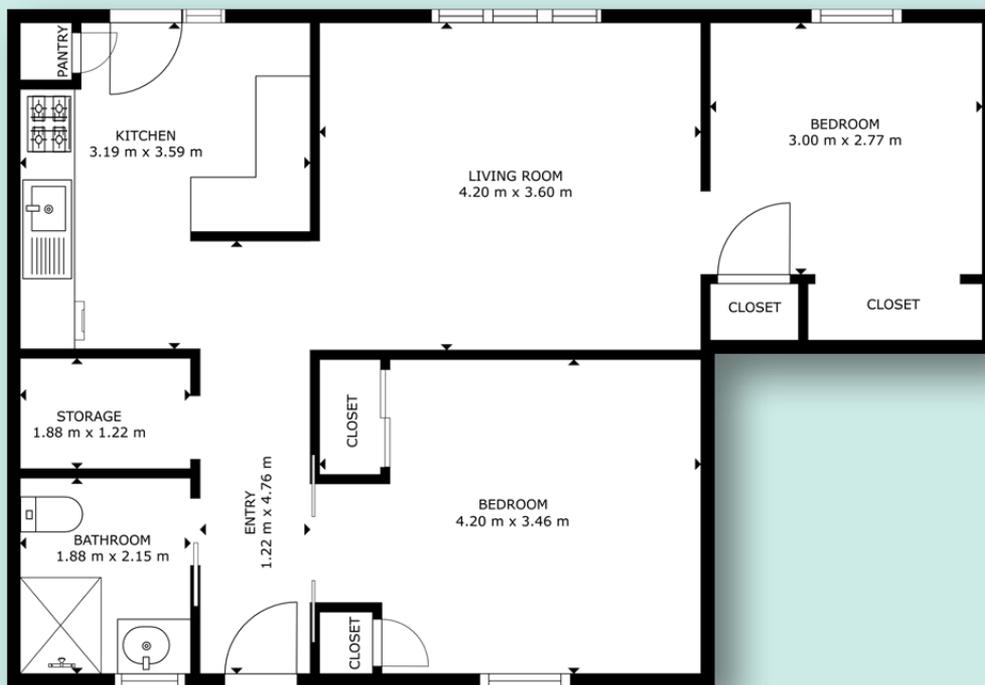
Well proportioned bedroom with rear facing window. Door into shelved cupboard. Fitted wardrobe with double sliding doors. Electric storage heater. Laminate flooring.

Living Room

Nicely proportioned, bright room enjoying front facing window. Laminate flooring. Electric storage heater. Open through to bedroom 2.







Ground Floor

Kitchen	3.19 x 3.59m
Hall	1.22m x 4.76m
Shower Room	1.88m x 2.15m
Bedroom 1	4.20m x 3.46m
Living Room	4.20m x 3.60m
Bedroom 2	3.00m x 2.77m

Bedroom 2

Accessed from the sitting room, this second bedroom is situated to the front of the property. Electric storage heater. Fitted wall shelving. Door into shelved cupboard. Carpet.

Garden

There are small areas of garden ground to the front and rear of the property. The front garden is mainly paved for easy maintenance with raised flower beds.

Council Tax Band

Band 'A'

EPC

'D'

Post Code

IV25 3NL

Services

Mains water, electricity and drainage.

Viewing

Contact the selling agents

Entry

By arrangement

Price

Offers over £150,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

