



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD



### 4 Allan Gardens, Dornoch, IV25 3PD

This immaculately presented semi detached property is located in a modern development in the historic town of Dornoch. The Royal Burgh of Dornoch provides easy access to the A9 for travelling North or South on the North Coast 500 scenic drive around the North Highlands. It has the internationally famous Royal Dornoch Golf Course amongst its top tourist attractions along with a Cathedral, beautiful beaches and many shops and restaurants. The town has primary and secondary schooling and a medical centre. There is a good selection of supermarkets and a railway station 9 miles south in the town of Tain. The Highland Capital, Inverness, is approx. 1 hour drive south where all major transport links can be found. Inverness airport has regular links to several British airports including Heathrow and Gatwick.

The ground floor of the property comprises entrance hall, lounge, kitchen/diner, downstairs toilet, utility room, garage and first floor has three bedrooms (one en-suite) and family bathroom

EPC—Band B

**OFFERS OVER £270,000**

- **3 bedroom semi detached house (one en-suite)**
- **Kitchen/diner**
- **Lounge**
- **Utility room**
- **Downstairs toilet**
- **Family bathroom**
- **Integral garage**
- **Air source heating**
- **Enclosed garden to rear**
- **Double glazing**
- **Private driveway**
- **Council tax band E**



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## 4 ALLAN GARDENS, DORNOCH, IV25 3PD

### HALL

Front door leading to hallway. Carpet. Radiator. Storage cupboard under stairs. Leading to:-

### LOUNGE

**11'10" X 12'2" (3.62m X 3.73m) approx.**

Windows to front of the property. Carpet. Radiator. Leading to:-

### KITCHEN/DINER

**20'8" x 10'2" (6.31m x 3.11m) approx.**

Windows to rear of the property. Fully fitted kitchen with mixture of base and wall units. Integrated dishwasher, fridge/freezer, double electric oven. Electric hob and extractor above on island/breakfast bar. Moduleo flooring. 2 x radiators. Patio doors to back garden.

### UTILITY ROOM

**10'7" x 10'4" (3.24m x 3.15m) approx.**

Wall mounted boiler. Worktop. Sink. Wall units. Plumbing for washing machine. Moduleo flooring.

### DOWNSTAIRS TOILET

**6'5" x 4'0" (1.95m x 1.23m) approx.**

WC. Wash hand basin. Heated towel rail. Vinyl flooring.

**Back to hall, stairs leading to landing**

### LANDING

Airing cupboard. Cylinder cupboard. Loft access hatch. Velux window on stairs to front of property. Carpet. Radiator.

### BEDROOM 1

**13'7" x 10'7" (4.13m x 3.23m) approx.**

Double bedroom with windows to rear of property. Fitted double wardrobe. Carpet. 2 x radiators.

### EN SUITE

**10'7" x 9'6" (2.90m x 3.22m) approx.**

Velux windows to front of property. WC. Wash hand basin. Shower. Tiled around shower enclosure and partially tiled walls to rest of room. Vinyl flooring. Heated towel rail. Radiator

### BATHROOM

**7'10" x 7'10" (2.39m x 2.39m) approx.**

Window to front of property. WC. Wash hand basin. Bath with overbath shower. Tiled around bath and partially tiled walls to rest of room. Vinyl flooring. Heated towel rail. Radiator.

### BEDROOM 2

**11'9" X 10'1" (3.60m x 3.08m) approx.**

Double bedroom with windows to rear of property. Fitted double wardrobe. Carpet. Radiator.

### BEDROOM 3

**10'3" x 13'6" (3.14m x 4.11m) approx.**

Double bedroom with windows to front of property. Fitted double wardrobe. Carpet. Radiator.

### OUTSIDE

There is a lock block driveway to the front of the property with space for at least two cars. Open plan front garden mainly laid to lawn. To the rear of the property is a fully enclosed sized garden mainly laid to lawn. With patio area. The back garden is partitioned to have half for fruit and veg and the other for general use..

### PRICE

OFFERS OVER £270,000

### ENTRY

December 2022/January 2023

### COUNCIL TAX

Currently a band E

### VIEWING

By arrangement with the selling agents only.

### OFFERS

All offers must be submitted in writing in the normal Scottish form to the sole selling agents:- **HANNAH HOMES:-**

16a High Street, Alness,

Ross-shire, IV17 0PS.

Telephone:- 01349 884411

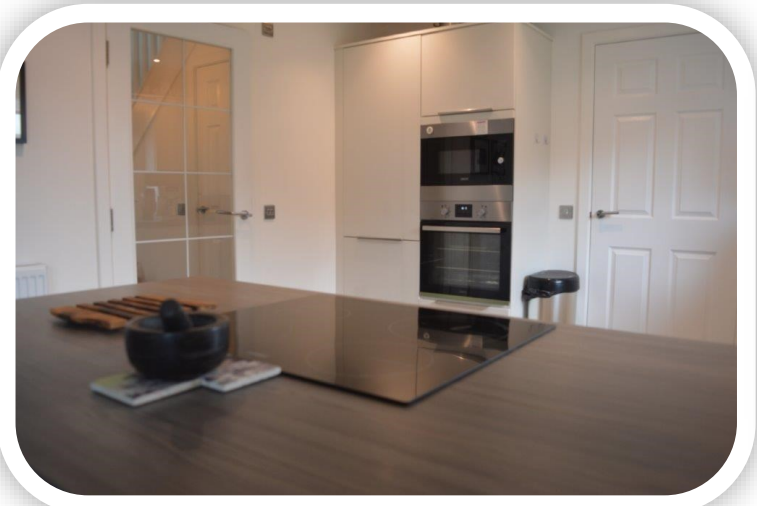
E-mail:- [mail@hannah-homes.co.uk](mailto:mail@hannah-homes.co.uk)

Website:- [www.hannah-homes.co.uk](http://www.hannah-homes.co.uk)

Our properties also feature on [www.zoopla.co.uk](http://www.zoopla.co.uk), [www.primelocation.com](http://www.primelocation.com), [www.onthemarket.com](http://www.onthemarket.com), [www.s1homes.com](http://www.s1homes.com) & facebook.

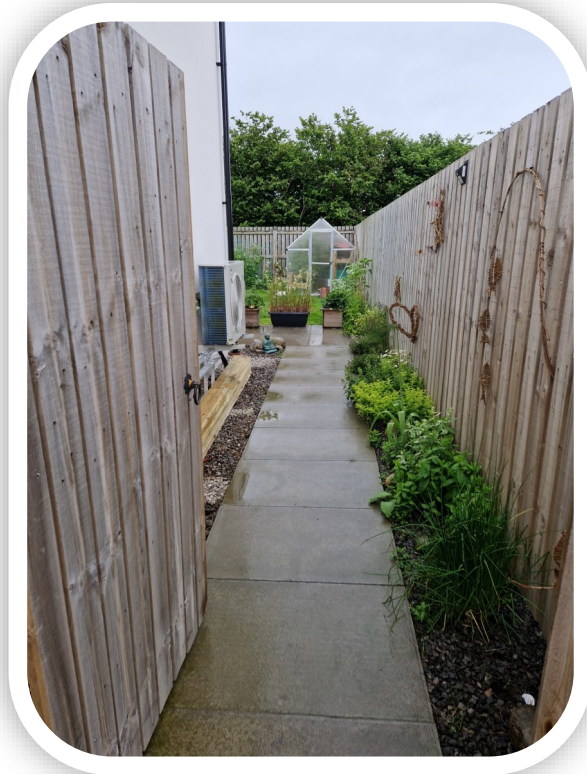
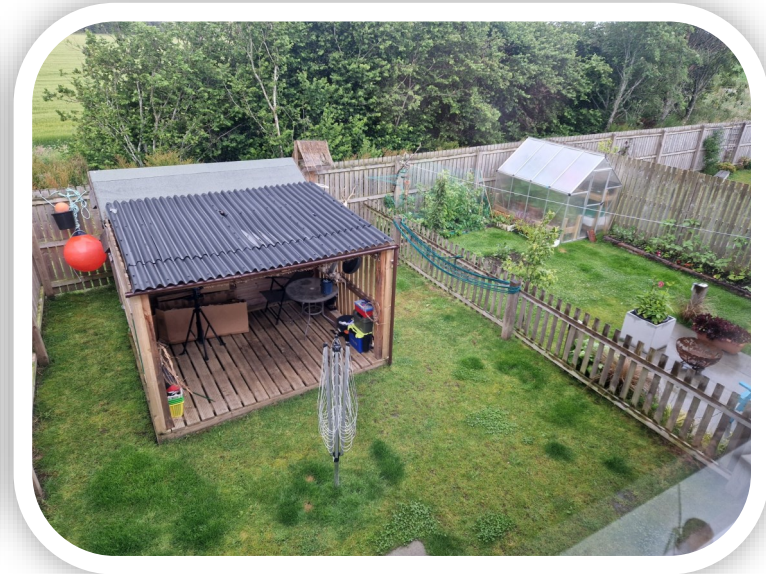
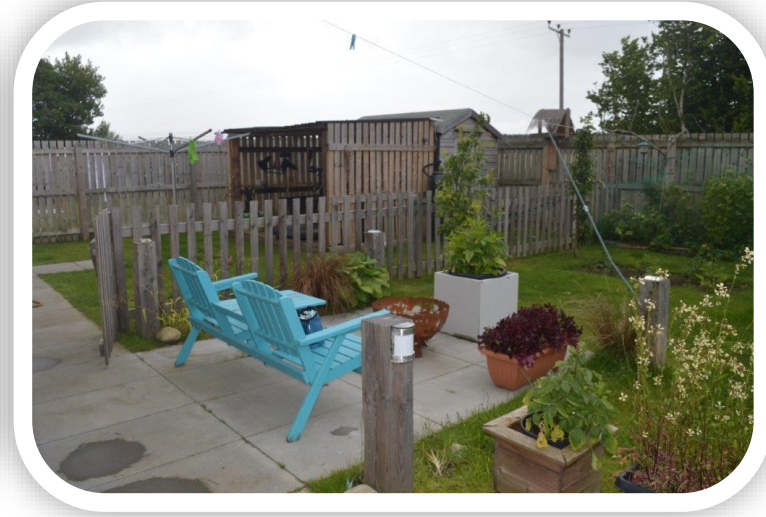
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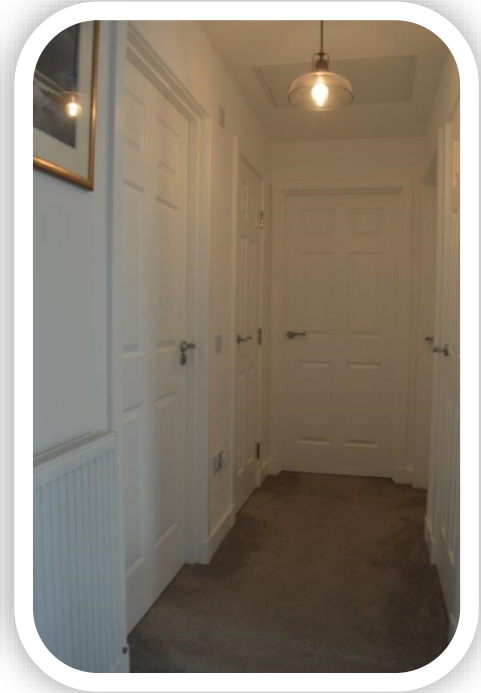
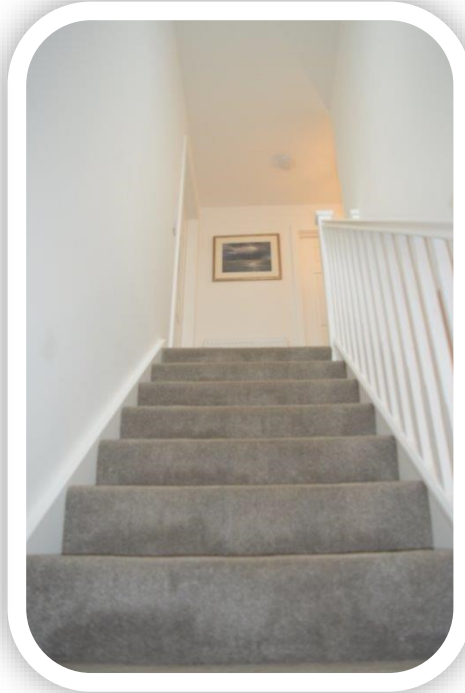
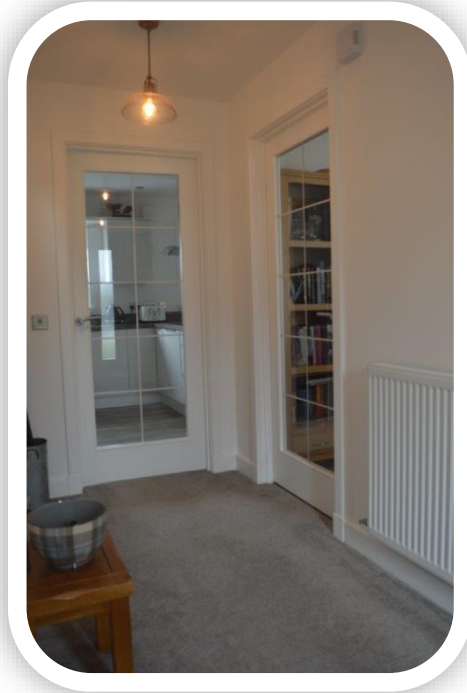


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