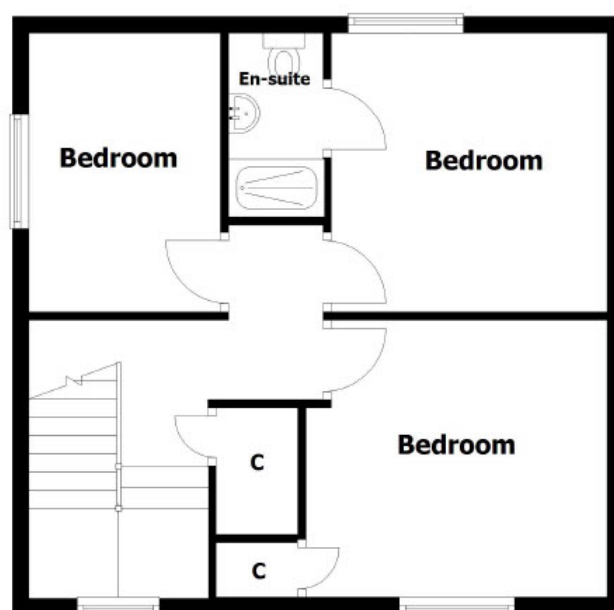


Ground Floor



First Floor



Services

Mains electricity, water and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds. A washing machine and a freestanding fridge/freezer. All items of furniture are available.

Heating

Oil fired central heating.

Glazing

Double glazing throughout.

Council Tax Band

B

Entry

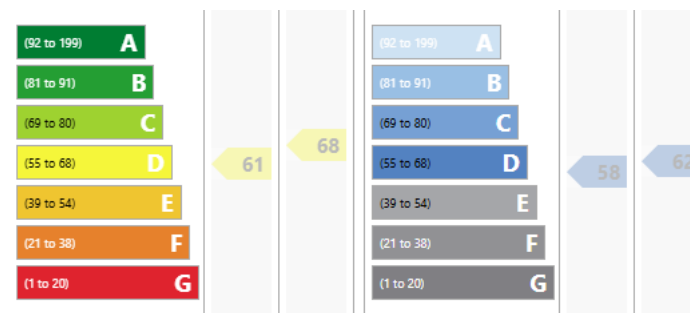
By mutual agreement.

Viewing

Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01862 892 555.

Home Report

Home Report Valuation - £195,000
 A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 IAE Telephone 01862 892555.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 IAE.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



14 Bishopfield Road Dornoch IV25 3LJ

A beautifully presented, three bedroomed semi-detached villa, with oil fired central heating, double glazing and off-street parking.

OFFERS OVER £195,000

The Property Shop, 22 High Street, Tain

property@munronoble.com

01862 892 555

Property Overview





Property Description

14 Bishopfield Road is an impressive semi-detached villa in the popular town of Dornoch. Viewing of this property is highly recommended to fully appreciate the beautifully presented accommodation within. The property is spread over two floors, has gardens to the front, side and rear elevation with a driveway which provides ample space for parking several vehicles. The ground floor accommodation comprises an entrance hall, an open plan lounge/kitchen/dining area and a sleek bathroom which is partially tiled and is fitted with a WC, a wash hand basin within a vanity unit and a bath with mains shower over. The open plan area is a fantastic, versatile space which is perfect for entertaining, is a dual aspect room which with the clever use of glazing allows a natural abundance of light to flood the room and has a stylish feature electric fire. The kitchen area is finished to an exceptionally high standard, with Howdens wall and base mounted units, solid wood worktops and a matching breakfast bar, a ceramic sink with mixer tap and drainer. Integrated goods include an electric hob and oven with extractor fan over. From the entrance hall, stairs rise to the first floor accommodation which has three bedrooms with the principle bedroom benefiting from an en-suite shower room. Further pleasing features include ample storage provisions, oil fired central heating, double glazed windows, and neutral décor throughout. Externally, the property sits on a generous plot with the rear elevation being laid to concrete slabs, perfect for al-fresco dining. The front and side elevations are laid to lawn with some mature flower beds, with the side elevation boasting a large gravel driveway.

The former Royal Burgh of Dornoch is a historic small town on the edge of the Dornoch Firth, a designated National Scenic Area in the Highlands of Scotland. It's tranquil location, scenery and climate have attracted visitors for decades. Some come to test their golfing skills on Royal Dornoch's championship course or to walk and view wildlife in the National Nature Reserve at nearby Loch Fleet. Others simply want to relax and enjoy the unhurried way of life. Small in population (under 2500) but large in hospitality, Dornoch offers visitors and residents a wide range of shops and businesses, hotels, golf courses, primary and secondary schooling, a further and higher education college and an award-winning sandy beach.

Rooms & Dimensions

Entrance Hall

Open Plan Lounge/
Kitchen/Diner
Approx 6.69m x 4.51m

Bathroom
Approx 2.13m x 1.75m

Landing

Bedroom Two
Approx 3.66m x 3.33m

Bedroom One
Approx 3.34m x 3.33m

Bedroom One En-Suite
Shower Room
Approx 2.33m x 0.90m

Bedroom Three
Approx 3.35m x 2.33m

