

1 Argyle Place

DORNOCH, IV25 3AP



A stunning and unique end of terrace three-bedroom, three-bathroom townhouse, in the heart of Dornoch, with gorgeous views from the lounge



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1 Argyle Place could not be situated in a better location in the heart of Dornoch, with some absolutely stunning views onto the town square and across to the Cathedral. The property is only a stone's throw from many shops and cafes including the original Sutherland 19th century jail building that has been transformed into a contemporary department store. The property has the convenience of allocated parking at the rear of the property and a garage with rear access and an integral door to the accommodation. It's a perfect set-up for doing the big shop or bringing back the golf clubs from a day on the fairways at The Royal Dornoch Golf Club.

LOWER BEDROOM (3)



Once inside the property, you get a real feeling of space with the accommodation spread across 3 levels. On the ground floor, you can enter from the traditional front door on Dornoch Square or via the aforementioned garage, you then have a double bedroom with an en-suite shower room.



UPPER BEDROOM (1)



Once you arrive on the first floor, you will find 2 further double bedrooms, both with fitted wardrobes and an en suite shower room to the master bedroom. Finally, there is a spacious family bathroom with a bath suite and overhead shower.



UPPER BEDROOM (2)



THE BATHROOM





The real “wow” moment comes when you carry on upstairs, where you are greeted by a completely open plan top floor that incorporates the kitchen, dining area and lounge in a loft-style space with triple aspect windows and views across the square towards the cathedral and old jail building.

The kitchen comes fully equipped with built-in appliances and the current owners are selling the property sold as seen which includes all carpets,blinds, light fittings, lamps, furniture, wall art and ancillary items.

THE LOUNGE/KITCHEN

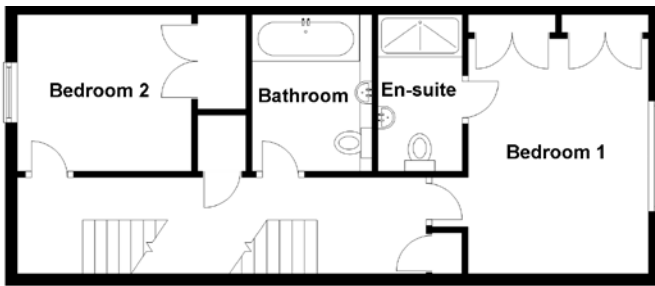
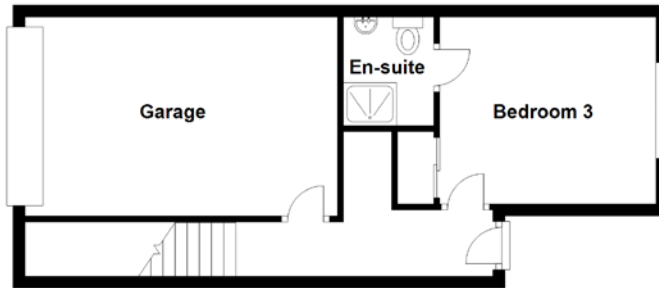




EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Bedroom 3	3.60m (11'10") x 3.10m (10'2")
En-suite	1.80m (5'11") x 1.50m (4'11")
Garage	5.20m (17'1") x 3.30m (10'10")

Second Floor

Lounge/Kitchen	10.60m (34'9") x 4.50m (14'9")
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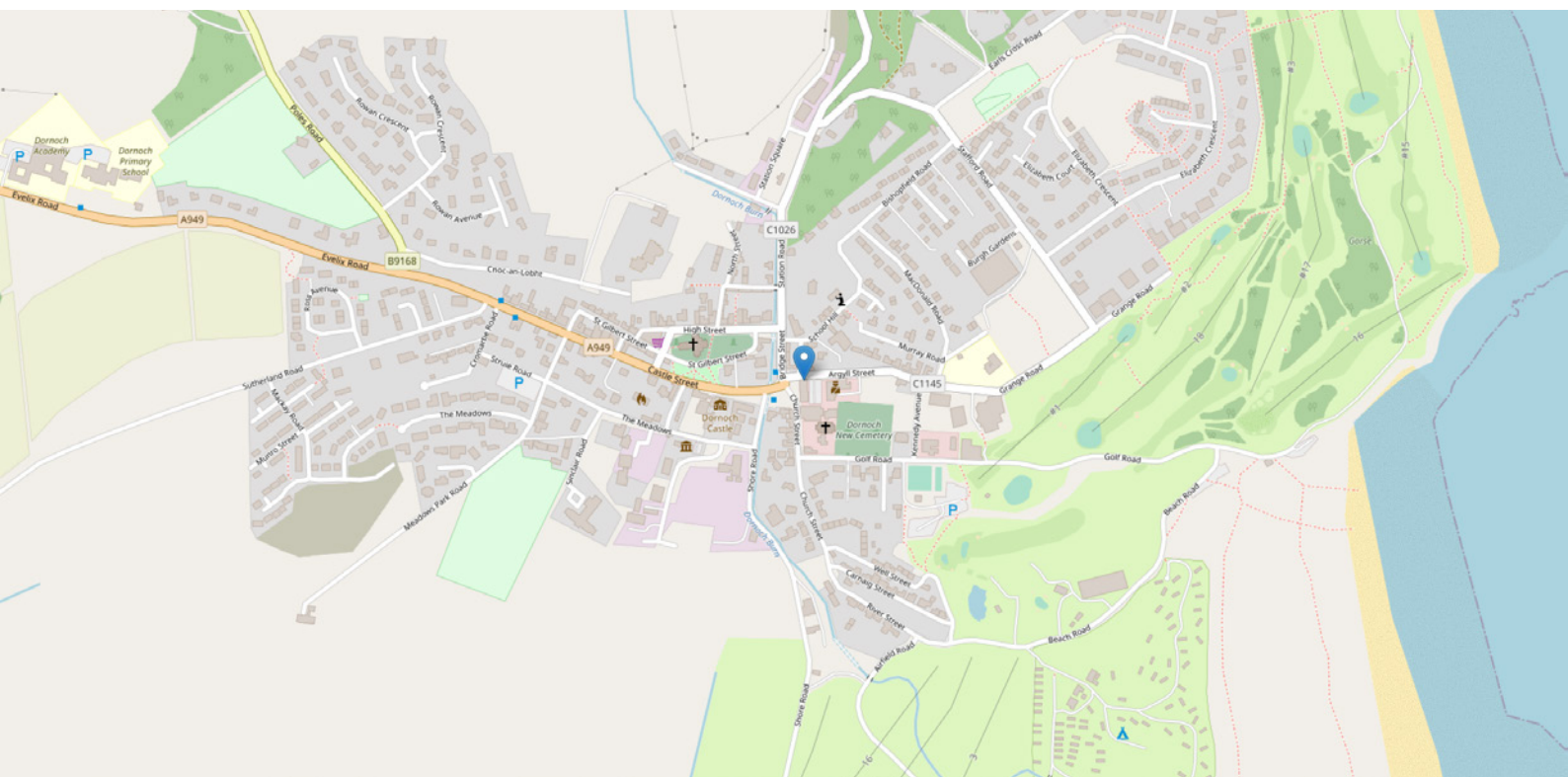
Gross internal floor area (m²): 121m²

First Floor

Bedroom 1	3.90m (12'10") x 3.60m (11'10")
En-suite	2.60m (8'6") x 1.40m (4'7")
Bedroom 2	2.90m (9'6") x 2.60m (8'6")
Bathroom	2.60m (8'6") x 2.00m (6'7")

EPC Rating: D

Extras (Included in the sale): The property is sold as seen which includes all carpets, blinds, light fittings, lamps, furniture, wall art and ancillary items.



THE LOCATION

Dornoch has a unique atmosphere with the town square dominated by the famous Dornoch Cathedral plus the original Castle (now a hotel), Courthouse (now a cafe/restaurant) and jail (now an upmarket department store). The Royal Dornoch Golf Club brings many overseas visitors keen to challenge both the iconic Championship Course and the lesser-known but in some ways more difficult Struie Course.





The town still retains many small family shops, and businesses, plus a cosmopolitan mix of restaurants and cafes as well as a doctor and dentist all within easy walking distance. Primary and secondary schooling is provided at the highly respected Dornoch Academy. The journey to Inverness is just over 40 miles via the nearby A9 trunk road and Dornoch sits just off the famous North Coast 500 Route.

Inverness, the capital of the Highlands, provides all the attractions and facilities one would expect to find in a thriving city environment whilst offering spectacular scenery and places of historical interest. Acknowledged to be one of the fastest-growing cities in Europe, the city provides a range of retail parks along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.

Dornoch is also within reach of places of interest such as Loch Fleet, Tarbet Ness, Golspie and Strathbora as well as Skibo Castle and the ever-popular Dunrobin Castle

The easily accessible North-West Highlands is often referred to as the last great wilderness in Europe and the area boasts some of the most beautiful beaches and mountains in Scotland.




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