



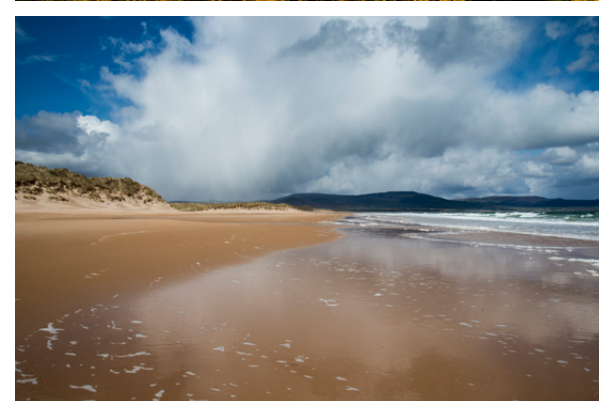

McEwan Fraser Legal

Solicitors & Estate Agents

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Tigh Ruaraidh

8 WELL STREET, DORNOCH, IV25 3LU



The property is only a short walk from the centre of Dornoch. Dornoch has a unique atmosphere with the imposing town square dominated by the famous Dornoch Cathedral, with nearby Dunrobin Castle also being a huge tourist attraction. The Royal Dornoch Golf Club brings many overseas visitors desperate to challenge both the iconic Championship Course and the lesser known but, in some ways, more challenging Struie Course. The town still retains many small family businesses, hotels, a cosmopolitan mix of restaurants and cafes as well as a doctor and dentist 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.

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.

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 mountain scenery in Scotland.



McEwan Fraser Legal is delighted to present this stunning walk-in condition 2-bedroom detached traditional stone cottage (circa 1898) in the historic town of Dornoch. The property has been elegantly refurbished to the highest standards. Additionally, the cottage has many qualities for golfers, with its elevated view overlooking the 18th green of the Struie golf course and the Royal Dornoch Clubhouse, which delivers the "wow" factor.

Approaching from the town centre along Well Street, you arrive at the westerly side of the property and walk through the gates; you are presented with "Tigh Ruairidh" cottage in striking white with contrasting green storm doors and gables.

Entering the porch and the front door and moving into the hallway, with coat/storage cupboard space, there is a traditional staircase leading upstairs. To your left is a large family dining room off which you access the well-equipped galley kitchen comprising Bosch oven with ceramic hob, an integrated Neff dishwasher and plentiful storage space. The rear of the kitchen leads into a small porch with a door to access the rear garden and the shower/utility room with an Aqualisa shower cubicle, feature Belfast sink and space for a washer/dryer. Returning to the kitchen and moving clockwise through the house presents the comfortable family sitting room with an open fireplace which completes the ground floor.





Upstairs the property consists of the main bedroom with a walk-in dressing room with substantial storage, which offers exceptional elevated views of the 18th green of Struie, where you can watch the golfers embrace on conclusion of another glorious round. The landing leads to a light, airy family bathroom conveniently situated for both bedrooms. The airing cupboard on the landing is home to a modern Megaflow tank. The landing then leads you to the second large double bedroom, which benefits from another dormer window allowing soft light to fill the room. In addition, the hallway, kitchen, shower and bathroom all benefit from hard-wearing Karndean flooring. The rest of the property is beautifully carpeted throughout. The heating is electric with Dimplex Monterey and Duo units, with double glazing throughout.

Outside, the front garden with mature shrubs and trees has been laid to gravel, offering car parking. Walking around the house, the sizeable, fully enclosed rear garden, again with mature shrubs and trees, makes for a low maintenance space with an outside tap and a large garden shed with power which completes the property.

This is an extremely rare opportunity to acquire a wonderful, well-maintained traditional property - perfect as a retirement or holiday home. Available to move in and enjoy one of the most sought-after seaside resorts in the Scottish Highlands.



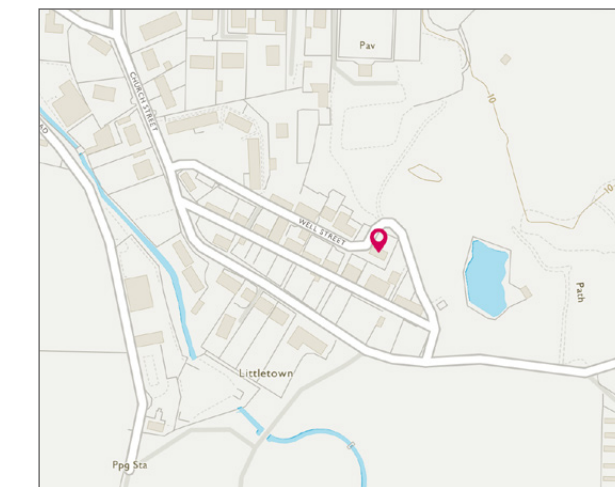


Approximate Dimensions
(Taken from the widest point)

Sitting Room	4.50m (14'9") x 3.70m (12'2")
Dining Room	4.50m (14'9") x 3.60m (11'10")
Kitchen	3.00m (9'10") x 2.00m (6'7")
Shower Room	2.90m (9'6") x 1.60m (5'3")
Bedroom 1	4.30m (14'1") x 2.90m (9'6")
Bedroom 2	4.40m (14'5") x 3.60m (11'10")
Bathroom	2.95m (9'8") x 2.00m (6'7")
Dressing Room	3.00m (9'10") x 2.20m (7'3")

Gross internal floor area (m²): 98m²
 EPC Rating: E
 Council Tax Band: D

Some furnishings are available by separate negotiation.





VIEW FROM UPSTAIRS DRESSING ROOM




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Part
Exchange
Available

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