



Arthur & Carmichael
Solicitors & Estate Agents

THE OLD POLICE STATION, DORNOCH, SUTHERLAND, IV25 3SD



SITTING ROOM, DINING ROOM, KITCHEN, UTILITY ROOM,
TWO BATHROOMS, SHOWER ROOM, FOUR BEDROOMS,
LARGE CELLAR. STONE OUTBUILDING.

This substantial and distinctive property, which is Listed Category C, was originally The Old Police Station, and is situated within the Dornoch Conservation Area in the main square of Dornoch and is within walking distance to Royal Dornoch Golf Club, award-winning beach and all local amenities. Built circa 1860 by The Duke of Sutherland for the benefit of the community, the property has been extended over the years and sympathetically restored whilst retaining many original features including pitch pine staircase, window shutters, deep skirtings, ornate cornicing and wood panelling. Beautifully presented, this comfortable family home has generously proportioned and bright accommodation laid over two floors comprising on the ground floor: Sitting room, dining room, kitchen, utility room, bedroom and bathroom. On the first floor are three spacious and bright bedrooms, bathroom and shower room. The flexible layout, however, also provides an opportunity to run the house as a Bed and Breakfast/Guest House. The property benefits from a multi fuel stove in the sitting room, and an open fire in the dining room. The property also benefits from oil fired central heating throughout with the kitchen, utility room and hall all enjoying under floor central heating. Externally, there is a paved courtyard to the rear and an extremely large cellar which could be used for multiple purposes.



REF 55635

OFFERS OVER £325,000.00



LOCATION

The property stands to the heel of the pavement occupying a central position in the main square of Dornoch on the East Sutherland coast, and is well positioned to enjoy the recreational and sporting facilities on offer, most notably the Royal Dornoch Golf Club, ranked amongst the top courses in the world. Dornoch also provides a wide range of amenities including a variety of shops, hotels, restaurants, service businesses and medical centre. Education facilities include play group, nursery, primary and secondary schools.

ACCOMMODATION

Entrance through front door with side window panels with wood panelling and shutters lead into a bright and spacious reception hall.

RECEPTION HALL

Access is given to sitting room, dining room and kitchen. Decorative tiled flooring. An attractive pitch pine staircase leads to the upper landing. Under-floor heating. Radiator. Feature ceiling light. Ornate corning.

DINING ROOM 4.32m x 3.68m (14' 2" x 12' 1")

Attractive room with high ceiling and front facing window with shutters. Open fire with timber surround and flag hearth. Shelved recess. Original wood flooring. Ornate corning. Radiator. Feature ceiling light.

SITTING ROOM 4.81m x 4.31m (15' 9" x 14' 1")

Well proportioned and bright room with double aspect. A main feature of this room is the multi fuel burner set on a Caithness slate hearth with wood mantel. Two shelved alcoves. Window shutters. Original wood flooring. Two radiators. Ornate corning.

KITCHEN 5.67m x 5.30m (18' 5" x 17' 5")

This well laid out quality fitted kitchen offers many fine features including a Britannia range cooker, an American style fridge freezer, which can both be purchased under separate negotiation, and a large island unit incorporating a breakfast bar, deep sink with mixer tap and separate hot water tap. Generous number of storage drawers and units. Ample work surface. Hanging pendant light over table area. Feature archway leads to two large pull out units. Shelved recess. Recessed ceiling lights. Side facing window with shutters. Radiator with display shelf above. Decorative tiled flooring. Under floor heating. Doors lead to a walk-in under-stair storage cupboard housing the central heating controls with power and light, utility room and rear hall. External part glazed wood door leads out to the rear of the property.

UTILITY ROOM 2.91m x 2.07m (9' 6" x 6' 9")

This practical room enjoys a deep Belfast laundry sink with mixer tap and built-in storage cupboards under. Wood work surface. Tiled splash-back. Radiator. Rear facing window with fitted roller blind. Plumbed for dishwasher. Tiled flooring. Under-floor heating.

REAR HALL

Access is given to a ground floor bedroom and bathroom, converted from the original holding cells. Door into walk-in storage cupboard with side window, power and light. Tiled flooring. Radiator. Side facing window with deep sill. Hatch to loft.

GROUND FLOOR BEDROOM 3.07m x 2.35m (10' x 7' 8")

Fully lined with wood panelling. Small rear window fitted with Roman blind. Vinyl flooring. Ceiling light.

BATHROOM 3.06m x 2.36m (10' 1" x 7' 9")

Comprising WC, wash hand basin, urinal and free standing bath. Wall mounted cistern with pull chain flush. The walls and ceiling are lined with painted wood panelling. Tiled flooring. Radiator. Rear facing window.

From the reception hall a carpeted staircase leads to 3 bedrooms, bathroom and shower room.

BEDROOM 1 4.78m x 4.31m (15' 8" x 14' 2")

Bright and spacious room enjoying a double aspect with shutters. Shelved

BEDROOM 2 4.82m x 4.33m (15' 9" x 14' 2")

Another bright and spacious room with front facing window with shutters. Shelved recess. Radiator. Carpet.

BEDROOM 3 4.84m x 3.50m (15' 11" x 11' 6")

Nicely proportioned room with side facing window with shutters. Shelved alcove. Hatch to floored loft with pull down ladder allowing for additional storage. Carpet. Radiator.

BATHROOM 2.67m x 2.15m (8' 9" x 7')

Fully tiled contemporary style bathroom comprising WC, wall hung wash hand basin with fitted towel rail and deep flat bottom bath with over head shower and wall mounted hand held shower. Shower screen. Ceiling mounted body dryer. Ladder style heated towel rail. Mirrored wall unit with LED lighting. Recessed ceiling lights. Extractor. Rear facing window.

SHOWER ROOM 2.70m x 2.33m (8' 10" x 7' 7")

This contemporary style, fully tiled shower room comprises WC, vanity wash hand basin, set in a base unit with glass doors, and bidet. Generous size shower cubicle with overhead shower and additional wall mounted hand held shower. Glass shower screen. Front facing window with shutters. Recessed ceiling lights. Ceiling mounted body dryer. Double shaver socket. Wall lights. Wall mounted mirror. Radiator.

CELLAR

There is a cellar accessed externally at the rear of the property that extends to some 73sqm and is split into 3 main areas. The cellar has power, light and water.

GARDEN

There is a paved court yard to the rear allowing an ideal sitting out area. The boundaries are enclosed with traditional stone built walls and double wooden gates lead to the front.

OUTBUILDING

There is a stone outbuilding to the rear housing two 1250 oil tanks.

INCLUDED

All cabinets in the cellar are to be included in the sale. Various items of furniture, including the Range Cooker and American style fridge freezer may be available for sale under separate negotiation.

COUNCIL TAX BAND

Band 'F'

EPC

Band 'C'

POST CODE

IV25 3SD

SERVICES

Mains electricity, water and drainage.

VIEWING

Contact the selling agents

ENTRY

By Arrangement

PRICE

Offers over £325,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

These Particulars do not constitute an offer or contract and while believed to be accurate are not guaranteed. Purchasers offering will be held to have satisfied themselves as to the extent and condition of the subjects of sale as to which no warranty is given or is implied either from these Particulars or from any advertisement for sale of the subjects or otherwise. Any appliances included



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