



## ARGYLE PLACE, THE SQUARE, DORNOCH



YORK HOUSE  
20 CHURCH STREET  
INVERNESS

TELEPHONE  
01463 253911

[www.propertyinverness.com](http://www.propertyinverness.com)



HSPC Ref: AN 01 - 25728

*Only 2 Townhouses remain in this  
Prime Central & Exclusive Development*

**PRICES ON APPLICATION**



## DESCRIPTION

Only two of the townhouses remain in this exclusive development set in Dornoch Town Square. Completed to a high standard, the properties appreciate quality fitted kitchens from the Ashley Ann Cairngorm range incorporating Neff integrated appliances and solid quartz work surfaces. Benefiting from double glazing and Dimplex electric heating system, the properties have integrated garages to the rear.

Currently used for holiday letting, the properties are ideal for this purpose and the furniture can be included in the sale, subject to negotiation.

Viewing is highly recommended.

## LOCATION

Centrally located in the Royal Burgh of Dornoch, this exclusive development is set in a prime situation, convenient for all local amenities. A place of great historic interest with Dornoch Cathedral (founded in 1224), the court house (built 1850) and the old jail (now an up-market gift shop). Local services are plentiful and include several hotels, tea rooms, antique shops, bank and general stores. The primary school is adjacent to the secondary school, both highly regarded and within easy walking distance of the development. The sandy beach is a short walk away as is the 18 hole Championship Golf Course (said to be one of the 16th best courses in the world) and there are many other activities on offer including football, bowling, horse riding, squash, tennis and table tennis. The exclusive Skibo Castle sits just outside Dornoch, is set in some 7000 acres and is home to the Carnegie Golf and Country Club. Dornoch is nestled between the Dornoch Firth and Loch Fleet nature reserve, a haven for birds and wildlife. There are forest walks available and the Sutherland Hills are a short drive for



those wanting more of a challenge. Some 45 miles north of Inverness, there is a regular bus service and Dornoch has its own grass airstrip.

## DIRECTIONS

Follow the A9 north from Inverness crossing over the Dornoch Firth and turning right where indicated into the town. Follow the road in, passing the cathedral on the left and Old Jail on the right and the development is directly ahead, adjacent to the Dornoch Inn.

## THE ROYAL DORNOCH GOLF CLUB

Formed in 1877, Dornoch has now been a Royal Club for over 100 years and offers a modern clubhouse and golf shop with teaching professional, practice ground and short game area. Gold Digest recently rated the course as 3rd in the world amongst courses outside of the USA.



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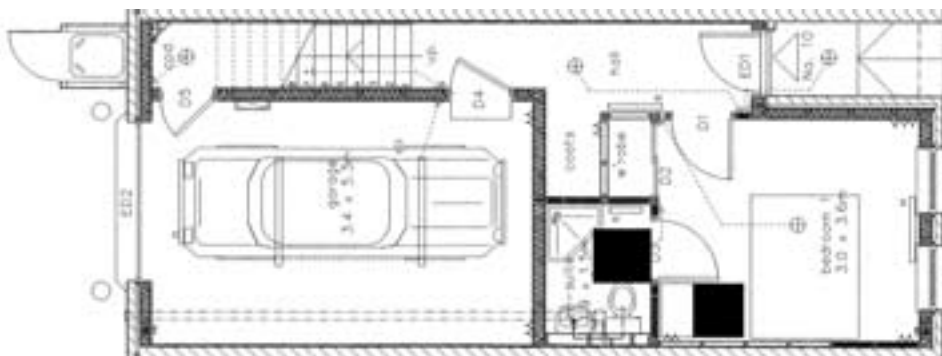
The prime central location of this superb new development ensures this golf club is within easy walking distance.

## KEY FEATURES

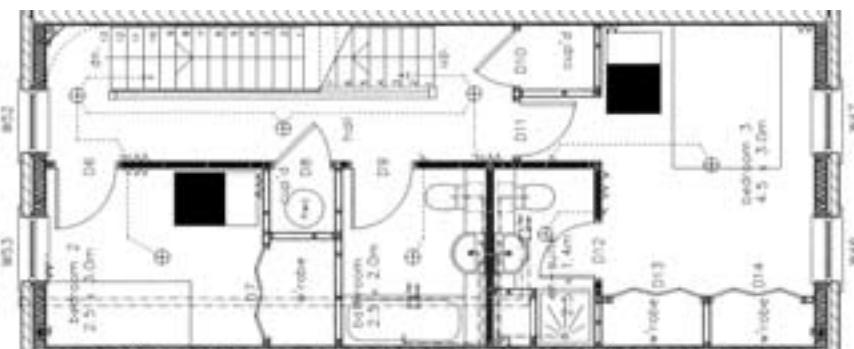
- The development was Architect supervised and completed in 2008
- Dimplex electric heating system
- Vent axia fresh airflow and heat recovery system
- Surround sound
- Megaflo (Premier pressurised hot water tank)
- Quality fitted kitchens from The Ashley Ann Cairngorm Range with Carron stainless steel one and a half bowl sink incorporating Monoblock chrome tap
- Solid quartz work surfaces
- Neff fully integrated appliances including stainless steel oven, induction hob and extractor hood, fridge freezer, washer / dryer and dishwasher
- Bathroom fittings (bath, w.c and wash hand basin) are Roca with Trevi shower units fitted
- Walls are tiled to half wall level with full tiling around shower
- Floor tiling to kitchen and bathroom areas with under floor heating incorporated
- Slide sash and case double glazed windows
- Traditional slate roof
- Integrated Garage to rear



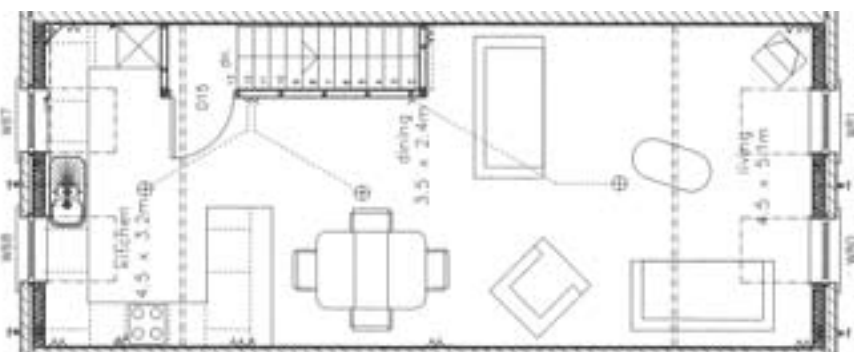
## 3 BEDROOM TOWNHOUSE



Ground Floor



First Floor



Second Floor

### SERVICES

The subjects benefit from mains electricity and water. Drainage is to the public sewer.

### ENTRY

By mutual agreement.

### VIEWING

Contact the selling agents on (01463) 253911 to arrange an appointment to view.

### OFFERS

All offers must be submitted in an envelope marked "OFFER FOR DORNOCH HOUSING DEVELOPMENT."

REF: LFB.FK

### ENQUIRIES

For further information apply to Anderson Shaw & Gilbert, Solicitors and Estate Agents, York House, 20 Church Street, Inverness IV1 1ED.  
Tel: (01463) 236123.  
Fax: (01463) 711083.  
E-MAIL: [lburns@solicitorsinverness.com](mailto:lburns@solicitorsinverness.com)



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### THE PROPERTY MISDESCRIPTIONS ACT 1991

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.

