



NEW TOWN HOUSE MEADOWS PARK ROAD DORNOCH



*Unique Opportunity to Acquire a
High Quality New Build
Townhouse in
Prime Central location*

- » HALL
- » LOUNGE
- » FULLY EQUIPPED KITCHEN/
DINING ROOM
- » 3 DOUBLE BEDROOMS
- » SHOWER ROOM
- » BATHROOM
- » GARAGE
- » OIL FIRED CENTRAL HEATING
- » GOLDEN OAK PVCU DOUBLE
GLAZING
- » GARDEN
- » HIGH QUALITY INTERNAL
FINISHINGS
- » GOOD STORAGE PROVISION
- » ALL FLOOR COVERINGS PROVIDED

YORK HOUSE
20 CHURCH STREET
INVERNESS

TELEPHONE
01463 253911

www.propertyinverness.com



HSPC Ref: AN 01 - 28787

PRICES FROM £199,500



Dornoch Golf Course

DESCRIPTION

Recently completed, there are only 2 semi-detached town houses available in this small development, which are finished to a very high standard with the showhome available for viewing upon appointment. This exclusive development is architect supervised and appreciates many fine features including fully equipped quality fitted kitchen with space for dining and French doors opening to the garden. The bathroom is fitted with a modern, contemporary furnished suite and all three bedrooms are good sized doubles with fitted wardrobes. Benefiting from oil fired central heating and Golden Oak PVCu double glazed windows, the properties will each have driveway parking as well as an attached garage.

This is an excellent opportunity to acquire a brand new spacious property within walking distance of all local amenities, which would be ideal as a home but also has superb potential for holiday letting.

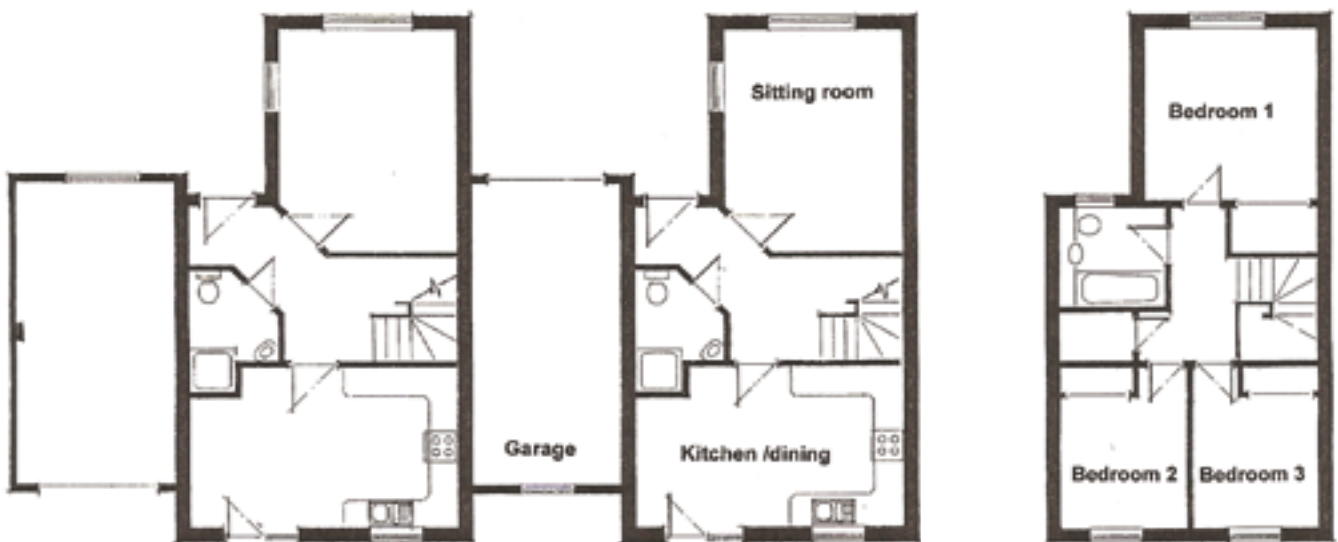
LOCATION

Centrally located, yet set quietly off the main thoroughfare in the Royal Burgh of Dornoch, this exclusive development is 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 (16th best course 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, turning right at the Eagle Hotel (just before the Cathedral) and the development is set on the corner, a short distance along this road, on the left hand side.



Sitting Room 4600 x 3600
Kitchen/Dining 5400 x 3250

Bedroom 1 3600 x 3600
Bedroom 2 3300 x 2650

Bedroom 3 3300 x 2650
Garage 6000 x 3000



KEY FEATURES

- Architect supervised
- Oil Fired Central Heating
- Megaflo (Premier pressurised hot water tank)
- Quality Fitted Kitchen with integrated appliances including stainless steel AEG double oven and ceramic hob, chimney style extractor, integrated Electrolux fridge freezer, dishwasher and washing machine.
- Well proportioned shower room on the ground floor
- Modern and contemporary furnished bathroom suite on the first floor, tiled to half wall level with full tiling around shower
- Karndean flooring to kitchen, bathroom and shower room and neutral coloured carpeting fitted in all other rooms
- Traditional oak internal doors
- Door furniture & ironmongery - satin stainless steel contemporary finish
- Golden Oak PVCu double glazed windows
- Traditional slate roof
- Private Parking and Garages with electronic operated door
- 50 yards / 45 metres (approximately) from the Main Street



SERVICES

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

ENTRY

Early entry is available.

VIEWING

Contact the selling agents on (01463) 253911 or alternatively the seller direct on 07887 927880 to arrange an appointment to view.

OFFERS

All offers must be submitted in an envelope marked "OFFER FOR MEADOWS PARK ROAD DEVELOPMENT, DORNOCH."

REF: LFB.FK

ENQUIRIES

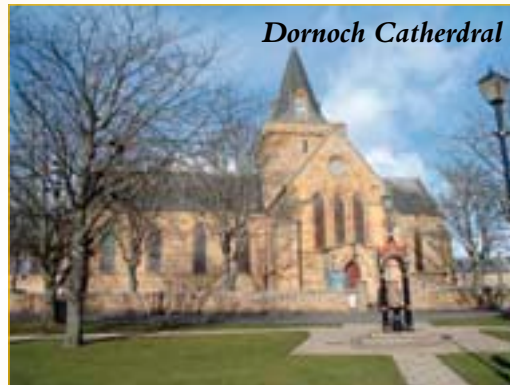
For further particulars apply to Anderson Shaw & Gilbert, Solicitors and Estate Agents, York House, 20 Church Street, Inverness IV1 1ED. Tel: (01463) 253911. Fax: (01463) 711083. E-MAIL: lburns@solicitorsinverness.com



PERSONAL

BUSINESS

PROPERTY



Dornoch Cathedral

Dornoch beach



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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.

