

Wester Whinhill
Dornoch, Sutherland, IV25 3RW



Offers Over £270,000



UNDER OFFER

Situated in the desirable Davochfin area of Dornoch, this charming detached bungalow offers a comfortable and convenient lifestyle. Boasting a generous 1,044 square feet, the property features four well-proportioned bedrooms and two bathrooms, ideal for families or those needing extra space.

A unique feature is the dedicated exercise room, complete with a heated pool designed for continuous swimming and a two-person infrared sauna, offering fantastic wellness amenities. Built in 1978, the bungalow offers a practical layout and benefits from parking for up to three vehicles.

The property enjoys coastal views and overlooks neighbouring fields, providing a tranquil setting within easy reach of local amenities and the stunning Scottish Highlands.





- 4 Bedroom Detached Bungalow
- Indoor Endless Pool
- Panoramic Views
- Close to Dornoch and Local Amenities
- Close to Royal Dornoch Golf Course
- All I's on Home Report



PRS
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG
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HALLWAY

Stepping through the front door of Wester Whinhill, you find yourself in the hallway, the heart of the home. This practical space offers a designated area for coats and shoes, keeping clutter at bay. The neutral décor, with its crisp white walls, light laminate flooring, and natural pine cladding on the ceiling, a theme that runs throughout the property, creates a bright and airy feel. Conveniently located here is also the access hatch to the loft.

LOUNGE

13'1" x 21'8"

The delightful lounge unfolds to offer generous space, easily accommodating comfortable seating arrangements. Beyond the relaxation area, you'll find ample room for a dining table, comfortably seating up to six people – perfect for family meals or entertaining. On bright days, the French doors beckon you outside to a charming patio, effectively extending your living space and inviting the outdoors in.

KITCHEN

13'1" x 10'9"

The kitchen offers a generous arrangement of wall and base units, providing ample storage. An anthracite laminate worktop complements the units and incorporates a composite sink. Integrated appliances include a built-in electric hob and oven. There is also designated space for a freestanding washing machine, dishwasher and American style fridge freezer. Currently, a dining table is situated within the kitchen, creating a convenient casual dining area. The rear door of the property is located in this room, offering easy access to the outside.

BEDROOM 1 with EN SUITE

9'4" x 9'10" 5'8" x 6'6"

Bedroom one is a spacious double room, providing a tranquil retreat. A notable feature is the en suite bathroom, equipped with a WC, pedestal sink, and a luxurious jacuzzi bath. For added convenience, a power shower is installed over the bath. Underfoot, the comfort of underfloor heating, in addition to a heated towel rail enhances the experience in the en suite.

BEDROOM 2

8'4" x 13'1"

This is a comfortable double bedroom featuring practical wall units for storage. The room is carpeted and offers ample space for a wardrobe and additional bedroom furniture.

BEDROOM 3

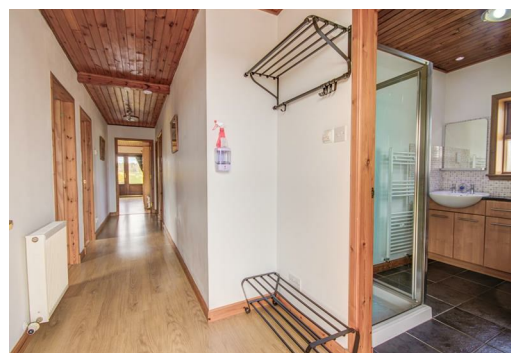
9'10" x 8'2"

This bedroom is currently set up as a single room, offering a cozy space. It provides enough room for essential furniture such as a slimline wardrobe and a desk or dresser. The room is carpeted for added warmth and comfort underfoot.

BEDROOM 4

9'10" x 9'0"

Bedroom four, a further double room, is conveniently accessed directly from the lounge. Carpeted for warmth and comfort, this bedroom provides adequate space to accommodate a wardrobe, offering practical storage.



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SHOWER ROOM

5'10" x 6'6"

The shower room offers a refreshing space, featuring a shower enclosure with a powerful, invigorating shower. A built-in vanity unit provides storage and incorporates a sink with a tiled splashback. For added comfort, the room benefits from both underfloor heating and a heated towel rail, ensuring a warm and cozy atmosphere.

SWIMMING POOL & EXERCISE ROOM

The exercise room, situated in a separate building directly beside the main property, offers a unique aquatic experience with its 7ft by 14ft heated pool. Designed for continuous swimming, you gently swim against a current rather than needing to turn. The tropical warmth of the room is maintained year-round thanks to the pool's air source heat pump. Safety and accessibility are key, with the pool being under 4ft deep, ideal for children learning to swim, and raised 2ft above ground. Beyond the pool, the room features a two-person infrared sauna for relaxation and a dedicated area to unwind. French doors open onto a decked area, providing a seamless transition to the outdoors.

GARDEN & GARAGE

The property boasts a large garden, primarily laid to lawn, providing a wonderful space for outdoor activities and relaxation. From the garden, you can enjoy lovely views extending towards the coast and across the adjacent fields.

A single garage is integrated within the same building that houses the swimming pool and exercise room, offering convenient parking or storage. There are solar panels on the roof benefitting from a feed in tariff (FIT) of £1.7k pa which more than covers the cost of heating the pool. A further 10 years of the FIT contract is transferable to the new owner. Additionally, you'll find ample seating areas thoughtfully placed around the property, perfect for enjoying the surroundings and the coastal views.



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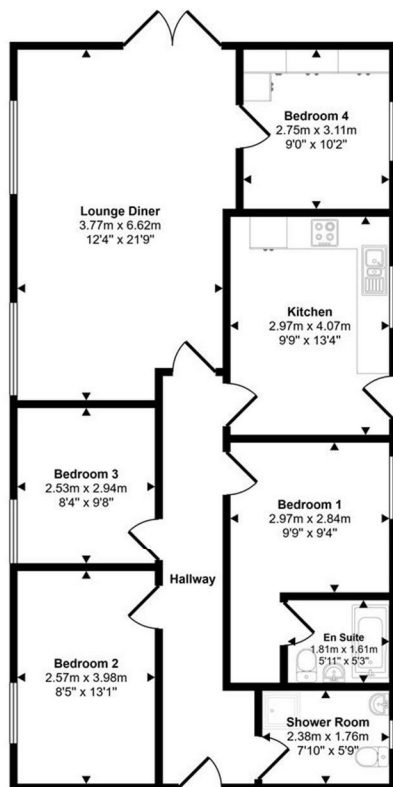
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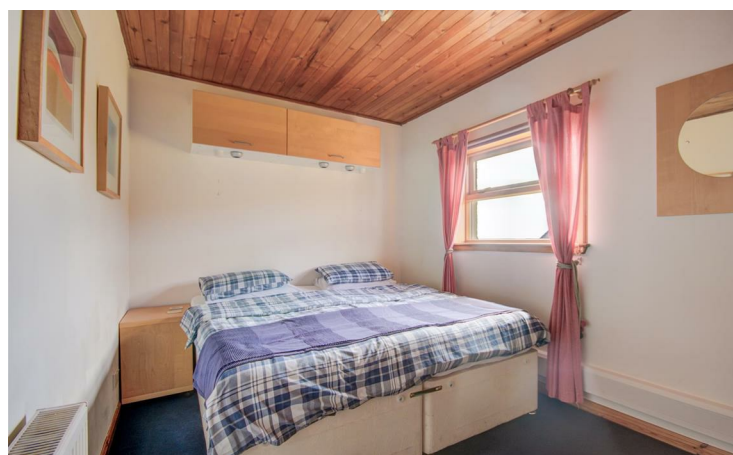
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Ground Floor
Approx 97 sq m / 1040 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



LOCATION

Nestled just a mile from Dornoch town centre along a level road, Wester Whinhill enjoys a convenient location, offering an easy 20-minute walk. The property's elevated position affords clear views of the coastline, as the access road runs parallel to the sea. Nature enthusiasts will appreciate the close access to Camore Woods, with a variety of walking trails ranging from a leisurely 30 minutes to a more immersive two-hour exploration.

Just across the road, Davochfin Farm provide opportunities for trout fishing (with rod hire available) and a chance to practice your swing at the driving range or enjoy a round on the pitch and putt course. Just along the road, you can also easily access the excellent sandy beach.

For golf aficionados, the renowned Royal Dornoch Golf Club is a mere five-minute drive away. The historic town of Dornoch, with its magnificent cathedral at its heart, offers a charming array of independent shops, inviting cafes, and friendly bars, all within easy reach of Wester Whinhill.

What3words ///showcases.boater.arena

ADDITIONAL INFORMATION

Short Term Licence (STL) Holiday Let
Accommodation Number HI-00051-F

All Furniture is available by separate negotiation

Solar Panels with 10 year Feed in Tariff

Air source heat pump for pool heating

Oil fired central heating via radiators

Council Tax Band is exempt if used as a Holiday Let,

If the property changes to domestic accommodation then a Tax Band will be allocated to Wester Whinhill

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	76	85
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	66	78
EU Directive 2002/91/EC		

Council Tax
Highland Council
Band Exempt

Tenure
Freehold

Entry
By mutual agreement

Viewing
To arrange a viewing of Wester Whinhill, Dornoch, Sutherland IV25 3RW, please contact Monster Moves on 01408 525001 or email sales@monster-moves.co.uk



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give a warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information that we provide about the property is verified by yourself or your advisors. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

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