

366 Skelbo Street  
Dornoch, Sutherland, IV25 3QQ



Offers Over £420,000



A beautiful four bedroom detached property with amazing panoramic views across Loch Fleet. A stunning home close to the town of Dornoch and the famous Royal Dornoch Golf Course. This spacious house has 4 bedrooms, 2 bathrooms, sitting room, kitchen/diner and impressive sun lounge. All set within a large mature garden with stream running through. A detached triple garage and workshop and hard standing for numerous vehicles.







- 4 Bedroom Detached Property
- Stunning Panoramic Views
- Large Mature Garden
- Triple Garage
- Close to Dornoch



**PRS**  
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG  
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## PORCH & HALLWAY

The front door has full length windows either side and leads into the vestibule with storage cupboard and then into the hallway. Wood flooring through most of the ground floor and a coat cupboard.

## KITCHEN DINING ROOM

21'7" x 14'7"

A large kitchen dining room with blue fitted base and wall units with range cooker combining electric ovens and LPG gas hob and hood above. The bright and airy room has dual aspect windows along with double glass doors into the sun lounge.

## SUN LOUNGE

16'11" x 15'1"

From the kitchen dining room there are a couple of steps into a magnificent room with cathedral ceiling and windows on three walls with French doors leading out to the garden, looking out over Loch Fleet from a raised decked area with glass balustrade. A multi fuel burner sits on a slate hearth with wood flooring.

## BEDROOM 1

12'9" x 9'9"

A fully decorated bedroom with wood flooring. A shower room comprises a walk in shower with wetwall, w/c and wash basin, tiled floor.

## UTILITY & REAR HALLWAY

13'9" x 7'1", 5'6" x 4'3"

The utility is accessed from the hall and the kitchen and has base and wall cupboards, worktop and space for a washing machine, tumble drier and fridge freezer. A rear porch has a cupboard for outdoor coats and boots.

## FIRST FLOOR

The carpeted stairs lead from the hall to the first floor and access to three bedrooms, bathroom and the lounge. A window has views across Loch Fleet and the landing has wood flooring.

## LOUNGE

21'1" x 14'8"

The lounge is located on the first floor to take advantage of the fantastic views over Loch Fleet. The room is spacious with windows on three walls, a feature open fireplace and wood flooring.

## BEDROOM 2

10'0" x 9'4"

A double bedroom with 2 fitted wardrobes and wood flooring.

## BEDROOM 3

8'9" x 8'6"

A double bedroom with fitted wardrobe and wood flooring.



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#### BEDROOM 4

8'9" x 7'5"

A double bedroom with fitted double wardrobe and carpet and views across Loch Fleet.

#### BATHROOM

7'4" x 6'1"

The bathroom comprises a white three piece suite; bath with overhead electric shower, pedestal wash basin and w/c. Tiled flooring and painted panelling.



#### GARDEN

The garden grounds to the front has a paved and chipped area enclosed with picket fencing. To one side of the property is hard standing for numerous cars and a triple garage. A gate leads into the rear garden that is enclosed and private with a large grassed area, flower beds and shrubs and a greenhouse. A raised timber/composite construction deck with glass balustrades that is accessed from french doors in the sun lounge. There is also a second raised timber deck at the rear of the garden with panoramic views over farmland and over Loch Fleet. A small burn runs through part of the garden grounds to the side. The whole garden is enclosed with a mixture of post & wire and stone walls.



#### GARAGE

19'10" x 18'0", 9'8" x 18'0"

There is a detached triple garage (50 sq m approx) which is concrete block construction with three "up and over" vehicle access doors and various single and double glazed windows. The garage has lighting and a power supply. One section of the garage has been lined. and would make a home office or workshop.

#### LOCATION

Skelbo Street is the much sought after location close to Dornoch, with



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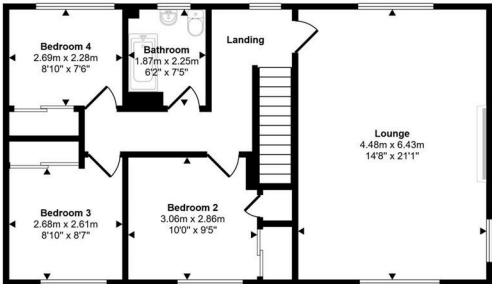
all the local amenities. A scenic location with views over Loch Fleet a nature reserve. The property is perfectly located for the golf lovers, with the proximity to top quality golf courses and the famous Royal Dornoch Golf Course.

WHAT3WORDS  
///traded.satellite.spellings



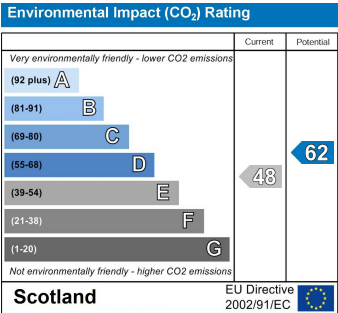
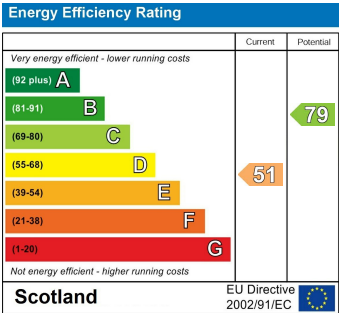
Ground Floor  
Approx 116 sq m / 1245 sq ft

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.



First Floor  
Approx 73 sq m / 786 sq ft

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### Council Tax

Highland Council Tax Band E

### Tenure

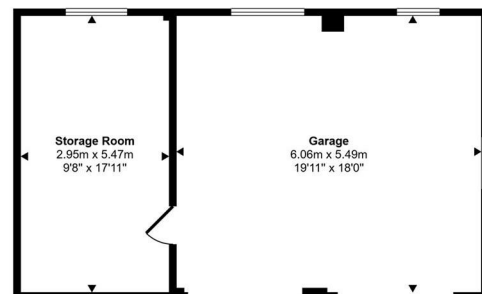
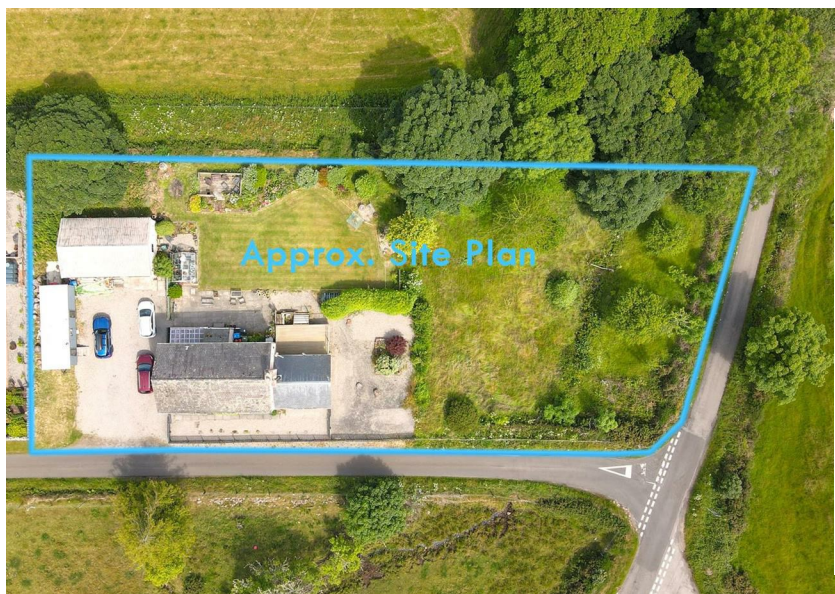
Freehold

### Entry

By mutual agreement

### Viewing

To arrange a viewing of 366 Skelbo Street, Skelbo, Dornoch Sutherland IV25 3QQ, please contact Monster Moves on 01408 525001 or email [sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)



Outbuilding

Approx 50 sq m / 541 sq ft

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