



## 31 Elizabeth Crescent

Dornoch, Sutherland IV25 3NN

Offers Over £169,000



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A well-presented 2-bedroom bungalow located in Elizabeth Crescent in the town of Dornoch. A great opportunity to live in a bustling community with local amenities on your doorstep. Dornoch is most famous for the Royal Dornoch Golf Course, independent shops and restaurants in the town centre and for its vast sandy beach.



PORCH & HALL 5'2" x 4'7", 2'7" x 9'10"

Entry to the property via the porch with storage for golf clubs and outdoor footwear and clothing.

SITTING ROOM 15'8" x 11'1"

A neutrally decorated sitting room with new fitted grey carpet and large window.

KITCHEN/DINER 15'8" x 9'2"

The kitchen/diner has wall and base units and a peninsula island for eating at, there is still space for a dining table. The kitchen has two windows over looking the rear garden. White goods included are the oven, hob, larder fridge and slimline dishwasher. There is space for a washing machine.

SHOWER ROOM 6'6" x 6'2"

The shower room has white wash basin, w/c and shower enclosure with mains supply shower. Vinyl flooring.

BEDROOM 1 9'10" x 15'5"

A large bedroom with storage cupboards and fitted wardrobe. Carpet included.

BEDROOM 2 8'10" x 11'5"

A double bedroom with open wardrobes and storage cupboards. Carpet included.

GARDEN, GARAGE & DRIVEWAY

There is off-street parking for 2/3 vehicles and the driveway leads to the wooden garage (5.70m X 2.00m) which is on a concrete base and has been lined and has electric points and lights. A large enclosed garden lies to the rear of the property, and an open garden to the front, all laid to lawn.

ADDITIONAL INFORMATION

- Council Tax Band - A
- New Double glazed uPVC Windows under warranty
- Oil Fired Central Heating
- Freehold

VIRTUAL TOUR LINKS

360 Tour - <https://www.madesnappy.co.uk/tour/1g171gb9e6>

Virtual Tour - <https://youtu.be/UOn3P1aAZo0>

LOCATION

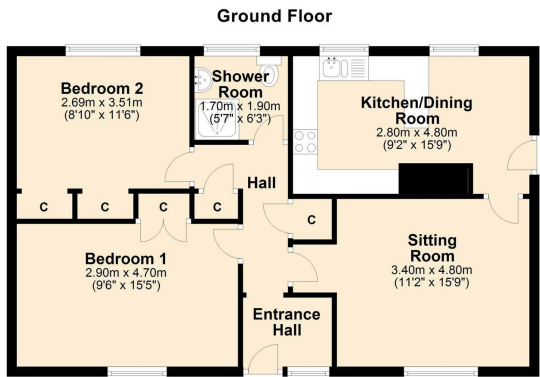
Located in a residential area of Dornoch alongside the famous Royal Dornoch Golf Course and walking distance to the town centre shops and restaurants.

What3words /// nothing.caressing.loves

Area Map



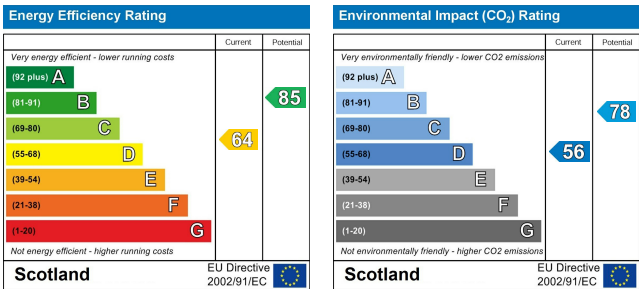
Floor Plans



For illustrative purposes only Produced by Monster Moves Ltd 2023  
Plan produced using PlanUp.

31 Elizabeth Crescent, Dornoch

Energy Efficiency Graph







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