



Cuilfail

The Mound, Dornoch, Sutherland, IV25 3JF

Asking Price £290,000



4



2



2



F

A 4 bedroom detached property located in 0.5 acre of mature garden surrounded by woods and close to The Mound. The property has spacious rooms and has great potential after some modernisation to be a stunning family home. The property comprises two sitting rooms kitchen, 4 bedrooms and 2 bathrooms along with an integrated garage.

The garden is mainly flat with a terraced shrubbery to the rear. Patio areas are dispersed around the property and there are various wooden sheds. The driveway is tarred and has ample space for four cars.

Local amenities are in the villages of Golspie (4 miles) and Dornoch (7 miles) with enhanced facilities in Tain (14 miles south)



SUN ROOM 10'5" x 14'5"

Entry to this property is through the sun lounge which faces west and catches the afternoon/evening sun.

HALLWAY

Into the spacious hallway where you access the sitting room, snug, kitchen, bedroom 1, shower room and the stairs to the first floor.

SITTING ROOM 19'8" x 14'5"

This formal sitting room has dual aspect windows and patio doors leading out to a sun room which faces south and overlooks the front garden.

KITCHEN 7'2" x 14'5"

The galley kitchen has wall and base units on both sides and a picture window overlooking the garden to the east.

SNUG 11'9" x 14'5"

This room is presently used as a snug/TV room and has an open fireplace.

BEDROOM 1 9'6" x 17'0"

A double bedroom with fitted carpet and is situated on the ground floor.

BATHROOM 9'10" x 5'6"

The bathroom has a three piece white suite comprising, wash basin, w/c and bath with shower attachment.. Black wetwall around the bath.

SHOWER ROOM 6'10" x 6'2"

Shower room with white w/c, wash basin and shower enclosure with mains shower.

BEDROOM 4/OFFICE 11'9" x 11'9"

A double bedroom with fitted cupboards presently used as an office.

FIRST FLOOR

BEDROOM 2 14'5" x 14'5"

Double bedroom with coombed ceiling and window looking south towards The Mound.

BEDROOM 3 14'5" x 14'5"

Double bedroom with coombed ceiling and window looking south towards The Mound.

GARDEN & GARAGE

A beautiful mature garden with shrubs and trees. There is private parking for at least four cars. A garage and various wooden sheds along with a canopied area to the rear door for storing logs etc .

ADDITIONAL INFORMATION

Council Tax Band - E

EPC Rating - F

Set in 0.5 acre garden

Built 1900 and extended circa 1980

Electric Storage Heaters

LOCATION

Located in a secluded site close to the A9 NC500 Route. Take the turning at The Mound from the A9 towards Rogart on the A839 and 500 yards along take the turning left and onto the driveway to Cuilfail.

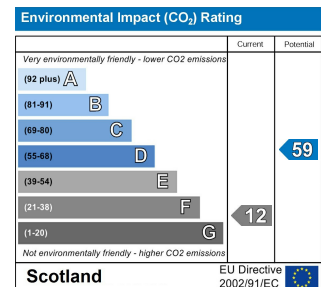
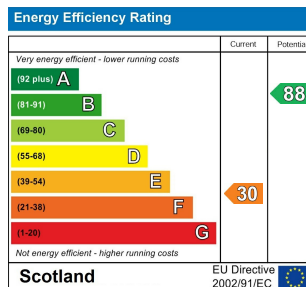
Area Map



Floor Plans



Energy Efficiency Graph







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