



Keeper's Cottage

Cambusmore, Dornoch,
Sutherland IV25 3JD

Offers Over £150,000



****UNDER OFFER****

A unique property in a stunning location next to Loch Fleet Nature Reserve and nestled on the Cambusmore Estate approximately 6 miles north of the town of Dornoch. The original Keeper's Cottage for the estate started to be renovated and is still in need of further renovation which is reflected in the valuation. The traditional style cottage was built around 100 years ago and sits on 1/3 of an acre garden (approx). There is no further land available with this property, and no outbuildings presently on the site.



PORCH & HALLWAY 11'9" x 14'1"

The entry porch is built of bricks with windows and partial glass door then leads into the hallway of the property. As this property was being renovated it has the wall down between the stairs and hall.

SITTING ROOM

The sitting room has dual aspect windows and a fireplace presently blocked over. An alcove to the side and laminate flooring.

DINING ROOM 13'1" x 14'1"

The room has a fireplace awaiting a surround, underlay is on the floor and traditional doors

LOUNGE 29'6" x 14'1"8'6" x 11'5"

A large room to the side of the cottage which is timber construction and timber clad. Light floods in through the windows and french doors. a log burner is to one end of the large room. A door leads through to the rear of the property which takes you through the utility, boot room and then into the kitchen.

KITCHEN

The kitchen has wall and base units and a Belfast sink, a dishwasher and oven and hob.

UTILITY 7'10" x 7'10"

Located off the kitchen a useful space for laundry and boot room.

W/C 7'10" x 3'3"

A room with a w/c in situ.

SHOWER ROOM 6'6" x 9'10"

This room has a walk in shower and is need of some TLC.

FIRST FLOOR, 3 BEDROOMS & BATHROOM

On the first floor are three bedrooms with traditional coombed ceilings, two are at the front of the cottage and one to the rear along with the bathroom.

BEDROOM 1 8'2" x 11'9"

BEDROOM 2 8'2" x 11'9"

BEDROOM 3 7'6" x 9'10"

Fireplace in situ.

BATHROOM 4'7" x 7'2"

ADDITIONAL INFORMATION

Shared septic tank located in field across driveway
Property in need of renovation
There is no further land for sale with this property.
No outbuildings on the site.

LOCATION

The property is situated in a rural position approximately six miles to the north of the coastal town of Dornoch where a full range of local facilities and amenities are available. It is situated within the grounds of Cambusmore Estate and is accessed via a private access road from the A9 Inverness to Thurso trunk road. Located just off the NC500 Route and close to Royal Dornoch Golf Course
WHAT3WORDS [///workshop.mountains.live](http://workshop.mountains.live)

DIRECTIONS

Heading north on the A9 go passed Cambusavie heading towards The Mound after the resurfacing works take the first turning left to Cambusmore and Keeper's Cottage is on your left
WHAT3WORDS [///workshop.mountains.live](http://workshop.mountains.live)

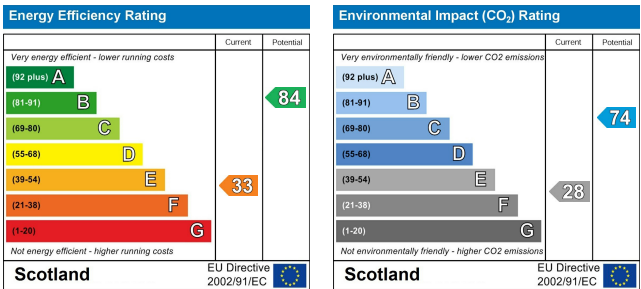
Area Map



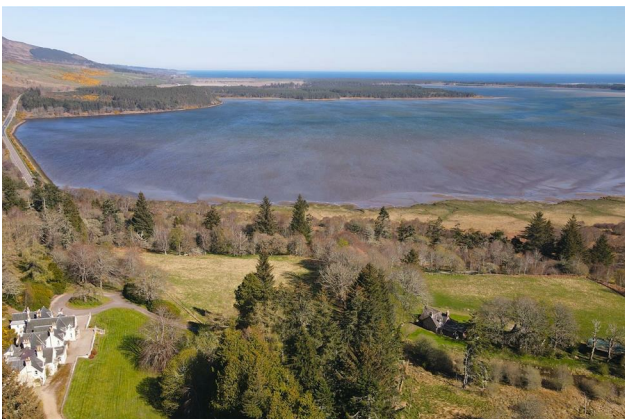
Floor Plans



Energy Efficiency Graph







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.