



Modern five bedroom home near Dornoch

Great letting potential and multi-role flexibility with great views

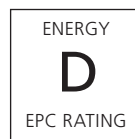
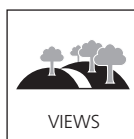


Springfield, 198 Lednabirichen

Dornoch, Highland, IV25 3NH



Scan Here!



Dornoch Firth

Highland



Dornoch Cathedral, Dornoch War Memorial

The property is a short drive away from the Royal Burgh of Dornoch. Dornoch has a unique atmosphere with the village square dominated by the famous Dornoch Cathedral, where Madonna and Guy Richie's son was baptised the day before their wedding at nearby Skibo Castle. The Royal Dornoch Golf Club brings many overseas visitors desperate to challenge the both the iconic Championship Course and the lesser known but in some ways more difficult Struie Course.

The town still retains many small family businesses, hotels and a cosmopolitan mix of restaurants and cafes. Primary and secondary schooling is provided at the highly respected respectively Dornoch Academy. The journey to Inverness is just over 40 miles via the nearby A9 trunk road.

Inverness, the capital of the Highlands, provides all the attractions and facilities one would expect to find in a thriving city environment whilst offering spectacular scenery and places of historical interest. Acknowledged to be one of the fastest growing cities in Europe, the city provides a range of retail parks along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.

The easily accessible North-West Highlands is often referred to as the last great wilderness in Europe and the area boasts some of the most beautiful beaches and mountains in Scotland.



Lounge, Utility & Kitchen





Springfield is a wonderful opportunity to purchase a five bedroom detached villa tastefully converted from a former steading. The property is located on a semi-rural site, with extensive panoramic views to the south, three miles from the Royal Burgh of Dornoch. This bespoke architectural designed family home was built in 2009 and finished to a high standard. The versatile layout can be used as one large living space or alternatively can be split into two separate units and let out or used as an annexe if required.

The accommodation comprises of hallway, lounge, dining kitchen, utility room, cloakroom and family bathroom on the ground floor with three bedrooms on the upper floor. The house can be divided at this point with a door leading from the hallway to self-contained accommodation consisting of two additional bedrooms, bathroom and open-plan lounge with kitchen. The property also benefits from oil-fired underfloor heating, two multi-fuel stoves in the lounge and dining-kitchen. The environmental credentials are enhanced by the provision of solar panels on the roof.

The enclosed grounds measure approximately quarter of an acre and are easily maintained with parking provided for a number of vehicles. Three timber outbuildings are also included in the sale. This property would also make an ideal retirement or holiday home being close to the hallowed fairways of Royal Dornoch Golf Club which is regularly included in the best twenty courses in the world.





Bathrooms and Bedrooms

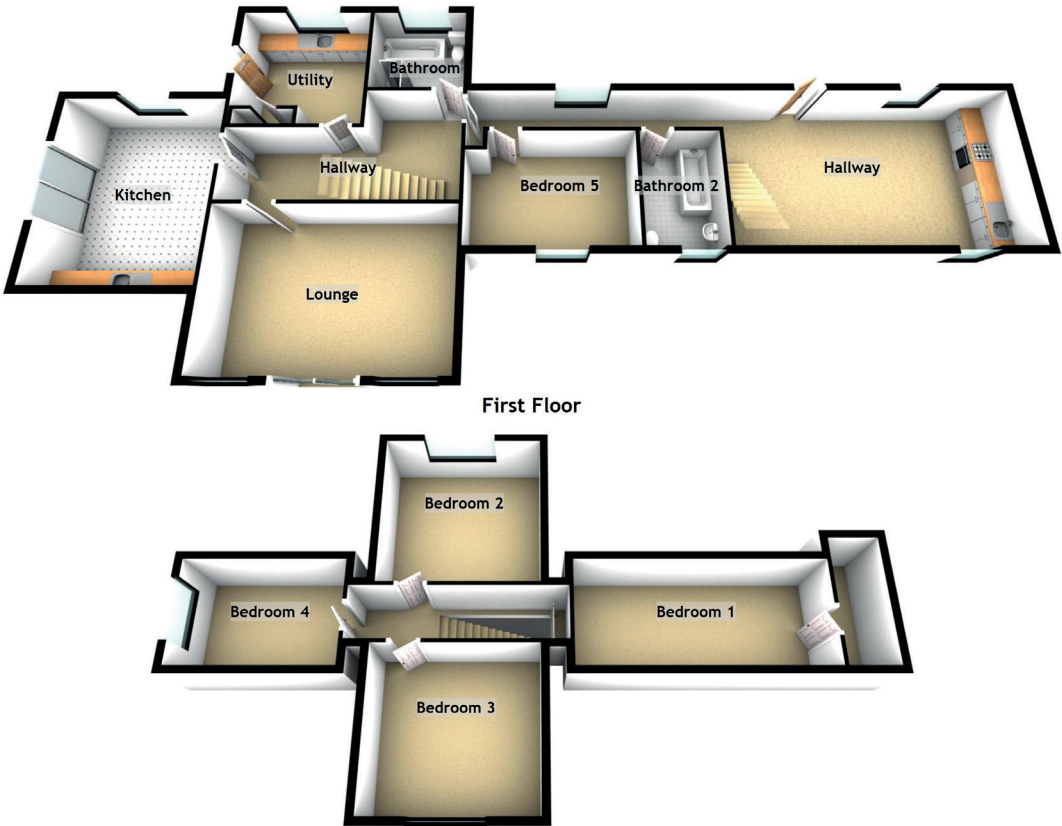




Bedroom 1



Specifications



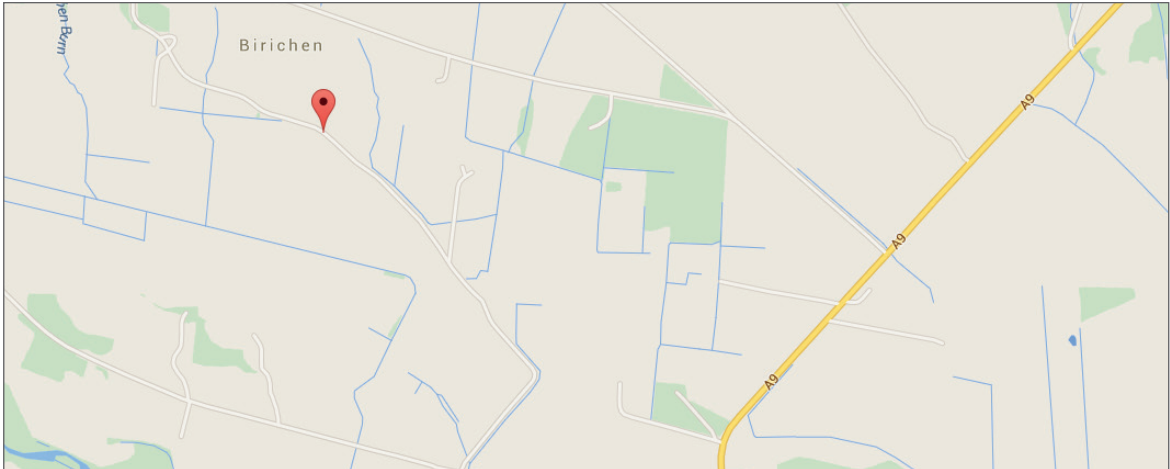
Approximate Dimensions
(Taken from the widest point)

Family Room	13.50m (44'3") x 4.10m (13'4")
Lounge	5.70m (18'8") x 3.90m (12'10")
Kitchen	4.70m (15'5") x 4.00m (13'1")
Utility	3.30m (10'10") x 3.10m (10'2")
Bedroom 1	6.20m (20'4") x 2.70m (8'10")
Bedroom 2	4.00m (13'1") x 3.70m (12'2")
Bedroom 3	3.90m (12'10") x 3.70m (12'2")

Bedroom 4	4.00m (13'1") x 2.70m (8'10")
Bedroom 5	4.40m (14'5") x 2.90m (9'6")
Bathroom	2.40m (7'10") x 2.20m (7'3")
Bathroom 2	2.90m (9'6") x 1.80m (5'11")

Extras
(Included in the sale)

Fitted floor coverings, curtains and blinds and kitchen white goods.





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Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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