



**Harper  
Macleod LLP**  
Estate Agents & Solicitors

**St Mungo, School Hill, Dornoch, IV25 3PF**

**Offers over £250,000**





## St Mungo, School Hill

Dornoch, IV25 3PF

Beautifully presented traditional stone-built one and a half-storey semi-detached 2/3 bedroom home, with garage and terraced garden ground with roof top views towards the Dornoch Firth, nestled in the vibrant seaside town of Dornoch on the north shore of the Dornoch Firth in the Highlands of Scotland.

The home is full of character and charm and has been thoughtfully renovated to provide comfortable living accommodation that flows well and creates a relaxing ambiance.



### Entrance porch

7'4" x 4'1" (2.26m x 1.26m)

### Kitchen

8'11" x 11'9" (2.72m x 3.59m)

### Utility room

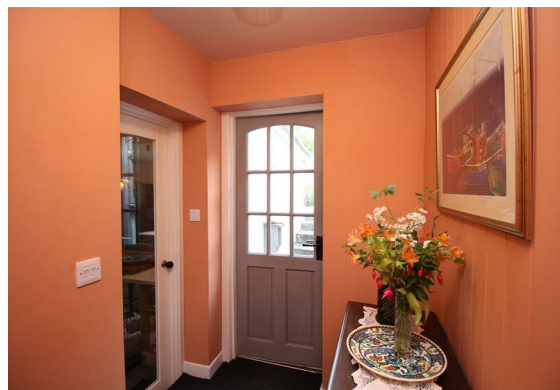
5'2" x 7'3" (1.58m x 2.22m)

### Shower room

5'0" x 5'10" (1.53m x 1.79m)

### Lounge

10'9" x 12'9" x 4'7" x 10'1" (3.30m x 3.89m x 1.42m x 3.08m)







**Bedroom 1**  
12'10" x 8'0" (3.92m x 2.45m)

**Dressing area**  
7'9" x 5'11" (2.37m x 1.82m)

**First floor half landing**

**Bathroom**  
7'6" x 5'10" (2.29m x 1.78m)

**First floor:**

**Open plan family room**  
14'6" x 15'7" (4.43m x 4.75m)

**Bedroom 2**  
10'1" x 14'8" (3.08m x 4.49m)

**Garage**  
9'9" x 16'6" (2.98m x 5.05m)

**Outbuildings**

**Outside**

**Extras**

**Heating and glazing**

**Services**

**EPC Rating E**

**Council Tax Band C**



The accommodation comprises on the ground floor an entrance porch, kitchen, utility room, shower room, lounge, bedroom and dressing area, with access to the shower room. The staircase to the half landing gives access to the bathroom and there is an open plan family room and bedroom on the first floor. The open plan family room could be utilised as a third bedroom.

The terraced garden at the rear is mainly laid to lawn and there is a decking area from where the views over the rooftops can be enjoyed.

Dornoch is a popular tourist destination surrounded by stunning scenery and steeped in history. It is a great location for those enjoying outdoor pursuits and it has a fabulous beach, lovely scenic walks and is home to the world-renowned Royal Dornoch Golf Club. It has a good range of shops, restaurants and local services. It is also a great location for exploring the Highlands and conveniently located for the NC500.

The City of Inverness is approximately 44 miles via the A9 from Dornoch where an extensive range of retail, leisure and business facilities can be found.

Accommodation	Bedroom 1 3.92m x 2.45m
Entrance porch 2.26m x 1.26m	Window to front. Exposed ceiling beams. Smoke alarm. Carpet.
Front entrance door, door to rear and door to kitchen. Feature tongue and groove panelling. Carpet.	Dressing area 2.37m x 1.82m
Kitchen 2.72m x 3.59m	Door to shower room. Recessed wall cupboard. Smoke alarm. Carpet.
Window to rear. Wall and base units with worktop and black ceramic Belfast sink with mixer tap. Integrated dishwasher, Hotpoint double oven, induction hob with splash back and extractor. Wooden breakfast bar. Spotlights and pendant light. LVT flooring.	First floor half landing:
Utility room 1.58m x 2.22m	Bathroom 2.29m x 1.78m
Window to rear. Doors to kitchen and shower room. Rointe Dalis Pro combination air source heat pump. Plumbed for washing machine. Coat hooks. Smoke alarm. LVT flooring.	Velux window to rear. Three piece suite with tiling to walls. Recessed shelf with wall light. Mirror. Towel rail. Carpet.
Shower room 1.53m x 1.79m	First floor:
Window to rear. White WC and wash hand basin set in vanity unit. Free standing cupboard. Recessed shower cubicle with Raindance shower and tiling. Vertical towel radiator. Wall lights. Extractor. LVT flooring.	Open plan family room 4.43m x 4.75m
Lounge 3.30m x 3.89m x 1.42m x 3.08m	Triple aspect to front, side and rear. Carpet. This room could be utilised as a bedroom.
Double aspect to front and side. Fireplace with multi-fuel burner, slate surround and slate hearth. Exposed ceiling beams. Smoke alarm. Carpet.	Bedroom 2 3.08m x 4.49m
	Double aspect to front and rear. Hatch to roof space. Smoke alarm. Carpet.
	Garage 2.98m x 5.05m
	Window and door to side. Opening to front. Power and light.











Outbuildings

Store

Outside

There is a paved path leading up to the entrance door, a gravelled driveway leading to the garage and there are steps at the side leading round the garage to the rear garden.

The rear garden has a walled rockery with shrubs and there is a path and steps leading up to the raised terraced garden which is mainly laid to lawn with a decking area.

Extras

All fitted floor coverings are included in the sale price.

Items of furniture are available under separate negotiation.

Heating and glazing

Combi ASHP/unvented HWS cylinder and electric panel heaters.

Double glazing

Services

Mains electricity, water and drainage.

EPC Rating E

EPC Energy Efficiency Band E with Environmental Impact Band B

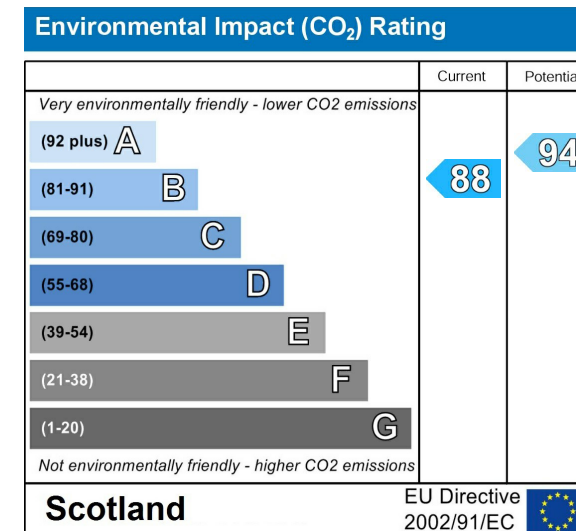
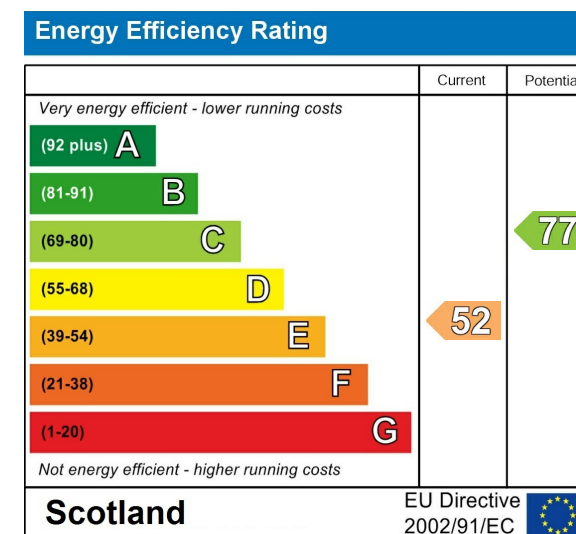
Council Tax Band C

### Viewing

Please contact our Inverness Office on 01463 795 006  
if you wish to arrange a viewing appointment for this property or require further information.

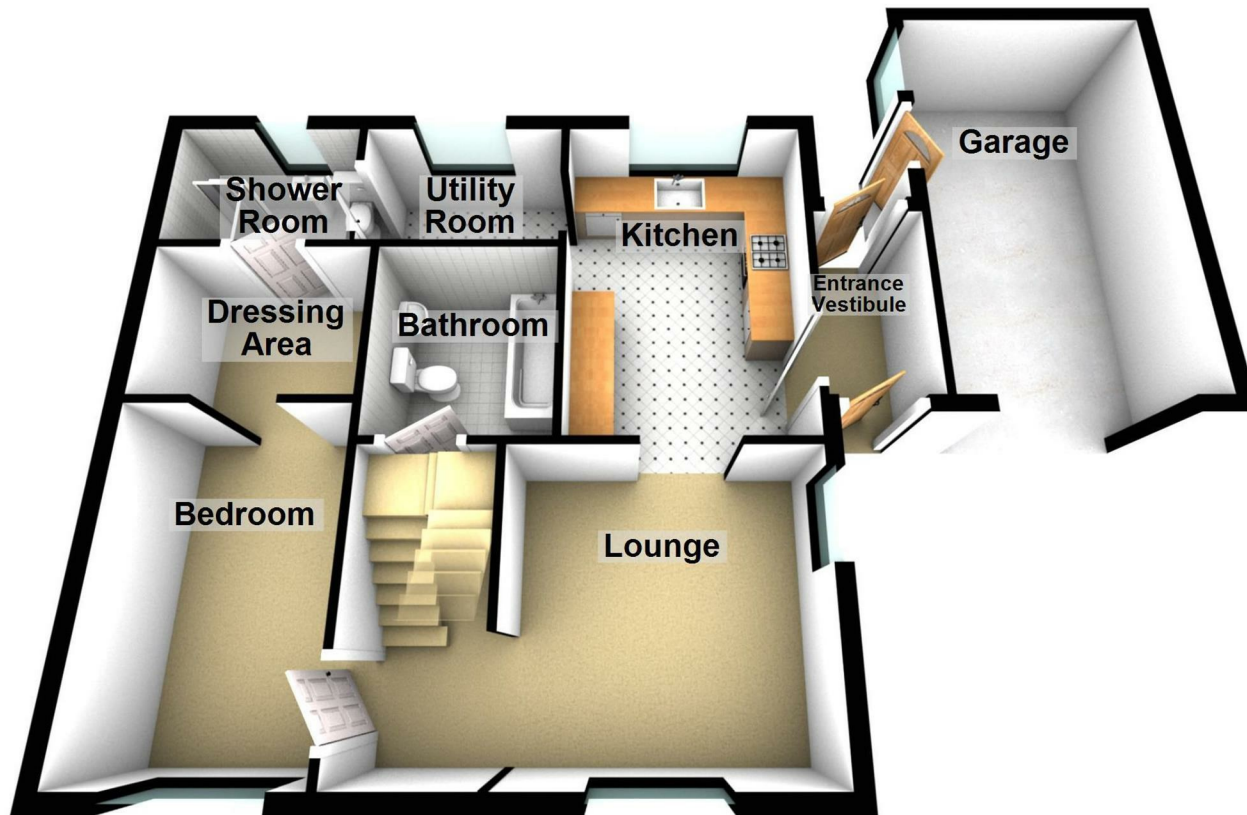
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## Energy Efficiency Graph





Ground Floor



First Floor

