



5 Fraser Avenue, Dornoch

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5 Fraser Avenue Dornoch, Sutherland IV25 3RS

A spacious detached family home with eco credentials in a desirable residential area of popular Dornoch

Central Dornoch 0.7 miles, Tain 8.5 miles,
Inverness 43.5 miles, Inverness Airport 50 miles

Reception hall | Sitting room | Open plan kitchen, dining, family room | Utility | Cloakroom
Principal bedroom with dressing room and en suite shower room | 3 Further bedrooms
Family bathroom | Garden | EPC rating B

The property

5 Fraser Avenue is an attractive and versatile property that provides over 1,800 sq. ft. of light-filled and well-appointed accommodation ideal for modern families.

The welcoming reception hall with its cloakroom, useful fitted store cupboard and turned stairway opens into the multi-aspect sitting room. Further is the expansive open-plan additional living space, comprising a kitchen, a dining room and a family room. The sociable area offers ample room for dining with tranquil views and French doors directly to the garden. The kitchen features a wide selection of stylish contemporary cabinetry and worksurfaces, complete with a range of integrated appliances, including double ovens and an inset hob within the island/breakfast bar. Alongside is a handy utility room with corresponding units, a sink and space for appliances.

The roomy first-floor landing branches off onto a luxurious family bathroom with a separate inset bathtub and walk-in shower, along with four well-proportioned bedrooms. The larger principal suite also enjoys the use of a dedicated dressing room and a sleek en suite shower room.

Outside

The property sits within an enviable end plot bordering open fields within scenic surroundings. The home is approached via a well-sized brick-laid driveway set within enclosed level lawn that wraps around to the private rear garden. The garden also benefits from a warm south-facing aspect, with solar panels to the roof and a pathway and paved patio beside the property offering the ideal spot for entertaining and al fresco dining in the warmer months.

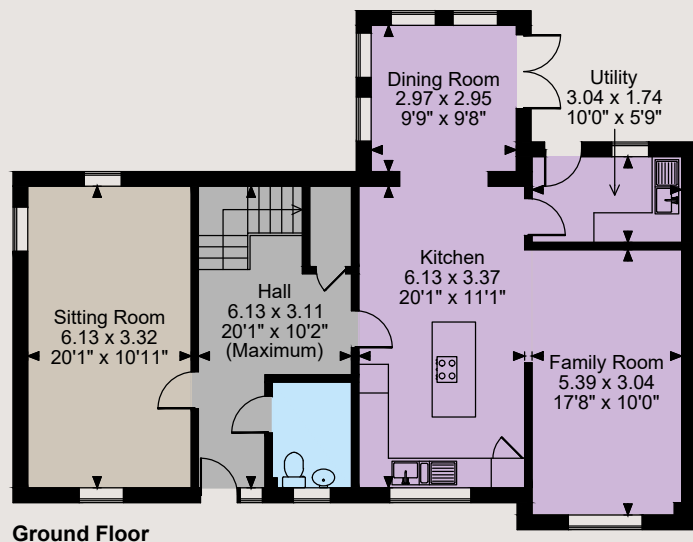
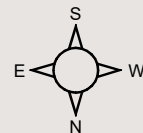
Location

The Royal Burgh of Dornoch is a historic town centred around its ancient cathedral and is well-known for its Championship Golf Course. It is ideally placed for outdoor activities, with the area famed for its beautiful coastline, sandy beaches, dry climate and quality of life. The Dornoch Firth is designated a Site of Special Scientific Interest, home to a diversity of wildlife. As well as being popular with golfers the area attracts walkers, cyclists and there are first class shooting, stalking and salmon fishing available on nearby estates and rivers. The town itself has a good range of shops and services, including a health centre and a primary school and Academy. For a more comprehensive range of amenities, Tain is just over 8 miles away and Inverness is around 44 miles. The train station in Tain offers daily mainline services from Inverness to London and the South.

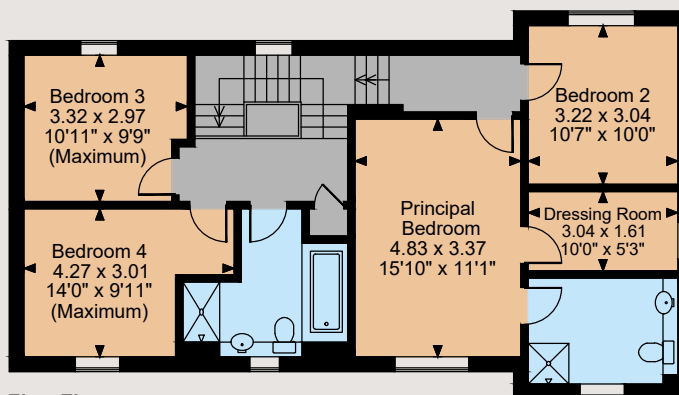




Floorplans
House internal area 1,895 sq ft (176 sq m)
For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Directions

What3Words - ///potential.post.fracture
From Inverness, take the A9 northwards over the Cromarty Bridge and continue over the Dornoch Firth Bridge. In around a mile, take a sharp right turn signposted for 'Dornoch' and proceed for 3.3 miles before turning right onto Mackay Road and again onto Fraser Avenue, where the property will be on the left.

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk

Services: Mains electricity, water and drainage, oil-fired central heating.

Council Tax: Band F

Fixtures and Fittings: Fitted floor coverings and integrated appliances will be included in the sale.

Tenure: Freehold

Guide Price: Offers Over £360,000

Inverness

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