



## **Residential Property**

**Georgesons**  
Estate Agents

# **No 1 The Chalet, Heatherwood Park, Dornoch**



### **The Property**

This attractive log cabin is situated in a fantastic setting of Heatherwood Park and is on the outskirts of the scenic Royal Burgh of Dornoch. The accommodation includes open plan lounge/kitchen diner with electric convector fire and wall heaters. Double glazing. There are two bedrooms and bathroom with bath and shower from taps. This chalet would make an excellent relaxing escape in idyllic setting for couples, families and a delight for walkers/wildlife enthusiasts.

### **The Area**

The former Royal Burgh of Dornoch is a historic small town on the edge of the Dornoch Firth, a designated National Scenic Area in the Highlands of Scotland. Its tranquil location, scenery and climate have attracted visitors for decades. Some come to test their golfing skills on Royal Dornoch's championship course or to walk and view wildlife in the National Nature Reserve at nearby Loch Fleet. Also on the popular NC500 route. Others simply want to relax and enjoy the unhurried way of life. Small in population (under 2500) but large in hospitality, Dornoch offers visitors and residents a wide range of shops and businesses, hotels, golf courses, primary school, academy, a further and higher education college and an award-winning sandy beach. Its fine buildings include the 13th Century Cathedral, a bishop's palace (now a hotel), courthouse and old town jail. Sandstone cottages and town houses line its peaceful streets and lanes. Dornoch is seven miles from the main town of Tain where you can pick up train and bus links to Inverness which is around an hour's drive away.

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**Front Door** – entrance enters into open plan Lounge, Kitchen/Diner.

**Lounge** - 3.9m x 2.9mm. Two double power points and one single power point. Smoke Alarm Television aerial point. Electric fire. Carpet flooring.

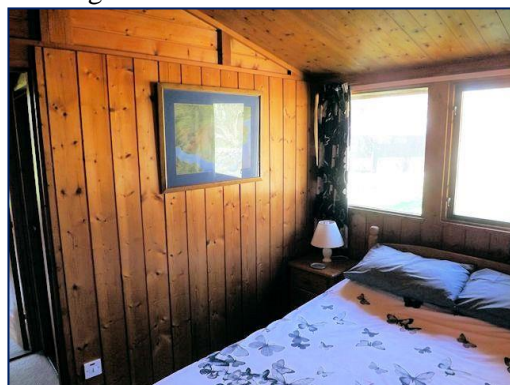


**Kitchen/Diner** - Wall and base units, sink and drainer. Hob and oven. One double and three single power points. Laminate flooring .

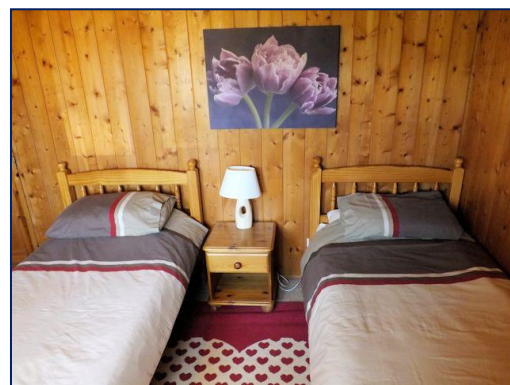


**Bathroom** – 1.9m x 1.9m. Suite comprising of bath with shower on taps pedestal basin and wc. Electric heated towel rail Shaving point..

**Bedroom 1** – 2.9m x 2.9m. Electric heater. Two single power points. Carpet flooring.



**Bedroom 2** – 2.9m x 3.9m. Two single power points. Carpet flooring.



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**Postcode** – IV20 3QJ

**Council Tax** – Band A EPC –G(18)

**Price** – Offers Over £60,000 to be lodged with the selling agents, Georgesons.

**Viewing** – By appointment via Georgesons

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**Prospective purchasers should note:**

- 1 These particulars are subjective for descriptive purposes only and are not an offer to sell, representation or warranty. Potential purchasers must satisfy themselves by their own enquiries:
  - (a) that any measurements given are accurate;
  - (b) that any use envisaged has all necessary permissions;
- 2 These particulars do not form any part of a contract of sale unless incorporated within a self proving signed document under the Requirements of Writing (Scotland) Act 1985.
- 3 The owners reserve the right not to sell or to sell to anyone at any price without giving warning to other interested parties.

**Georgesons Estate Agency Ltd**

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