

# The 2nd Green

22 Elizabeth Crescent

DORNOCH

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LOUNGE, DINING ROOM, KICHEN, THREE BEDROOMS (2 en suite)  
FAMILY 4Pc BATHROOM, COAKROOM, OUTSIDE UTILITY ROOM, GARAGE





In an enviable and unique position overlooking a 0.5m high wall to the second green of Royal Dornoch golf course, this extremely desirable home is a short walk to the clubhouse, beach and town centre. The accommodation is split level spread over three floors and includes a generous 6.7m wide glass window fronted lounge with an attractive open fireplace (with a back boiler) offering a very pleasant atmosphere for relaxing and enjoying the beautiful uninterrupted 180 deg. views over the golf course and Dornoch Firth. The far reaching views go right across a panorama from Tarbat Ness lighthouse to Tain. The property is fully double glazed and benefits from oil fired central heating. The approaching brick laid driveway provides spacious parking. The double garage has an electronic roll up and over door and contains a large ground floor work area. There is a stair leading to a full width floored attic. Within this building there is the utility room for washing machine and drier and another separate storage area of blockwork which is shelved. Both these areas have their own lockable access door.

#### ENTRANCE PORCH 1.78 x 1.26

Tiled flooring. Glazed doorway with glazed side screens to

#### HALL

Spacious hallway with access to cloakroom and bedroom 1, kitchen and dining room. Open stair (6 steps) leads to lounge. Radiator. Recessed lighting, wall mounted electric meter and fuse box. Telephone point.

#### CLOAKROOM

1.78 x 1.03

WC and wash basin. Front facing glazed window fitted with roller blind. Half wall tiles and tiled floor. Radiator.

#### BEDROOM 1 3.39 X 3.35



Well proportioned room with side facing window with fitted Roman blind. Ceiling light. Fitted wardrobe with triple sliding doors and hanging rail and shelves. Carpet. Radiator.

#### EN-SUITE SHOWER ROOM

2.08 x 1.44

Comprising WC, hand basin and fully lined electric shower area. Half tiled. Extractor fan. Radiator. Side facing obscure glazed window. Fitted wall mirror with shaver point and light above.

#### KITCHEN/DINING AREA

This is fitted with a number of wall and base units incorporating a single sink and drainer. Free standing cooker and double oven (included) with integral extractor above. Space for American fridge/freezer. Tall 3 drawer pull out larder unit. 3 spotlights on track. Double aspect side and front windows allowing views to the front garden and entrance driveway. Wood floor.

Dining area has side facing windows with views out to sheltered patio area. Wood floor. Radiator. Central light fitting (included)

Carpeted stairs up 7 steps to first floor:



## LOUNGE

8.81 x 4.54



Delightful and extremely spacious glass fronted lounge allowing plenty of natural light to enter and affording superb open views over Royal Dornoch golf course and very close to the second green. There is a lockable door out to the rear of the property with a stile over the wall onto the golf course. A feature of this room is the open fire set in a Fyfestone surround with slate hearth. TV and Sky points. Three radiators. Two ceiling lights (included). Vertical blinds.

Carpeting 7 stairs leading to the mezzanine floor

## LANDING

Radiator. Two small doors into huge low level loft space. Large linen cupboard, with louvre doors, fitted with slatted shelving and housing hot water tank.

## BATHROOM

2.57 x 1.64

Front facing Velux window. Family bathroom suite with WC, wash basin, bidet and bath with electric shower over. Tiled floor. Radiator and heated towel rail. Fitted wall mirror with shaver point and light above. Tiling around bath and shower.

Carpeted 7 stairs to top floor

## LANDING

Bright open landing with front facing Velux window allowing spectacular views over the golf course and across the firth to Portmahomack. Currently being used as an extremely useful office/study space. Hatch to loft.

## DOUBLE BEDROOM 2

6.09 X 3.39

Bright airy and spacious room with two rear facing Velux windows again allowing spectacular views over the golf course and across the Firth. Side facing window. Part coomb ceiling. Two radiators. Two ceiling lights and wall lights. Built in wardrobes with hanging rail, shelving and four sliding doors. Fitted dressing table with glass top and wall mounted mirror with light.

## DOUBLE BEDROOM 3

6.09 x3.39 (including en suite space)



Another nice spacious room with two rear facing Velux windows and side facing window taking in the beautiful open sea views across the golf course. Part coomb ceiling. Two ceiling lights. Wall lights. Two radiators. Small wardrobe with rail and two shelves.

## EN SUITE

En suite with WC, basin and large shower(electric) with sliding curved door.

## UTILITY ROOM

3.61.x 1.82

Attached to the garage with access door from garage but another door from the driveway. Plumbed for washing machine. Space for drier. Sink with drainer and work surface. Rear facing window. Door into

## DOUBLE GARAGE

5.54 x 5.36

Remote control electric up and over door with another side double door to work area. Front facing window.

#### GARDEN

The property sits in generous garden grounds. There is a brick paved driveway which leads to ample parking space and the garage. The garden is designed for easy maintenance and is laid to lawn and planted with a number of shrubs and high hedging. There is a brick paved area to the side of the property providing a sheltered and sunny patio area. The garden to the front is made very private by high hedging. To the rear the views really open up and golfers can be watched playing along the second and 18<sup>th</sup> fairways and beyond. The sea views across to the Dornoch Firth are also particularly attractive.

#### INCLUDED

All carpets, curtains and blinds. Free standing cooker and dishwasher.

#### COUNTIL TAX BAND

Band "F"

#### POST CODE

IV25 3NN

#### SERVICES

Mains water, electricity and drainage. Telephone. Oil boiler and oil storage tank. Coal bunker.

#### VIEWING

Contact Paul Hart 07833 020337 or Irene Hart 07768 810008

Or email: [hartsonholiday@aol.com](mailto:hartsonholiday@aol.com)

#### ENTRY

After October 2023 by mutual agreement

#### PRICE

Offers invited by telephone or email. Parties who note interest formally will be kept informed of any closing date or potential sale.