



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



2 Pitgrudy Holiday Park, Dornoch, IV25 3HY

This well-presented, fully furnished ABI St David 2013 chalet is located in the peaceful, award-winning Pitgrudy Holiday Park near Dornoch. The chalet is in excellent condition.

The accommodation includes an open-plan living/kitchen/dining area, a shower room with WC, three bedrooms, one en-suite WC and a spacious decking area, with plenty of room for sitting out and enjoying the surroundings.

The chalet is sold fully furnished, including the gas oven and hob, integrated fridge/freezer and microwave. All bedding and cushions etc included with the sale. It can be used as holiday home or residential property.

This is a fantastic opportunity to own a holiday home in a popular area, with easy access to Dornoch and the A9 for travelling North or South on the North Coast 500 scenic drive around the North Highlands. The Highland Capital, Inverness, is approx. 50 miles to the south where all major transport links can be found. Inverness airport has regular links to several British airports including Heathrow and Gatwick.

OFFERS OVER £25,000

- 3 bedrooms
- One en-suite WC
- Shower room
- Open plan Kitchen/Lounge/Diner
- Gas central heating
- Integrated fridge/freezer
- Double glazing
- Spacious decking area
- Parking



Hannah Homes Estate &
Letting Agents Limited
16a High Street
Alness
Ross-shire
IV17 0PS

Tel: 01349 884411
Email:
mail@hannah-homes.co.uk



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Entry to the property is up steps and long decking to side door into:-

OPEN PLAN LOUNGE/DINER/KITCHEN

17'4" x 11'6" (5.29m x 3.52m) approx.

Kitchen – fitted wall and base units, sink, gas oven and hob with extractor. Integrated fridge/freezer. New vinyl flooring. Window to side. Lounge/diner – Patio doors onto new decking. New carpet. Radiator. Sofa with pullout bed. Dining table and chairs.

Door to hallway gives access to all other rooms

SHOWER ROOM

6'11" x 3'5" (2.12m x 1.05m) approx.

WC, wash hand basing, heated towel rail and base units. 1200mm shower cubicle with mixer shower. Window to side.

BEDROOM 3

8'2" x 5'6" (2.51m x 1.68m) approx.

Carpet. Radiator. Single bed. Wardrobe with drawers. Built in units above bed. Window to side.

BEDROOM 2

4'6" x 5'0" (1.37m x 1.52m) approx.

Carpet. Radiator. Single bed. Wardrobe. Units above bed. Window to side.

BEDROOM 1

11'7" x 9'0" (3.54m x 2.74m) approx.

Carpet. Radiator. Double bed. Built in wardrobe and dressing table. Built in units and bedside cabinets at bed. Window to rear.

EN-SUITE

4.3" x 2'8" (1.32m x 0.82m) approx.

WC and wash hand basin. Radiator. Window to side. Vinyl flooring.

GARDEN/DRIVEWAY

There is a parking space allocated to the chalet, this has a lock block area for parking, low maintenance grass area and stone chips. There is a garden shed. There is new wrap around decking.

EXTRAS

All carpets and contents included in the sale.

PRICE

OFFERS OVER £25,000

ENTRY

Any entry date will be considered

VIEWING

By arrangement with the selling agents only.

OFFERS

All offers must be submitted in writing in the normal Scottish form to the sole selling agents:- **HANNAH HOMES ESTATE & LETTING**

AGENTS LTD:- 16a High Street, Alness,

Ross-shire, IV17 0PS.

Telephone:- 01349 884411

E-mail:- mail@hannah-homes.co.uk

Website:- www.hannah-homes.co.uk

Our properties also feature on www.zoopla.co.uk, www.primelocation.com, www.onthemarket.com, www.s1homes.com & facebook.

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