

Galbraith

15 ROYAL GOLF GARDENS
GRANGE ROAD, DORNOCH



15 ROYAL GOLF GARDENS, GRANGE ROAD, DORNOCH

A luxury apartment adjacent to Royal Dornoch golf course.

Inverness 44 miles. ■ Inverness Airport 50 miles.

Offers over £325,000

- One Reception Room. Two Bedrooms.
- Beautifully appointed accommodation.
- In an exclusive apartment building with private parking.
- A short walk from the golf course, clubhouse and beach.
- Currently a highly successful holiday let.



Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 **OnTheMarket**



SITUATION

No 15 Royal Golf Gardens is a luxury apartment within an exclusive development overlooking the historic Royal Dornoch golf course. The property lies on the fringes of the town, in a private setting adjacent to the golf club, the championship course, the award-winning beach, and the amenities of neighbouring, exclusive hotels. Popular for its outstanding setting, within the development there is a mix of permanent residents, second homes and holiday lets.

Dornoch is a prosperous town with an active community and high tourist numbers. As well as its excellent sporting credentials and coastal setting, the town is famous for its historic centre with its cathedral and main square. There are good amenities with a number of independent shops, a supermarket, acclaimed restaurants and highly regarded schooling up to secondary level. Nearby Tain and Alness have major supermarkets, while Inverness has all the facilities of a modern city including its airport with regular flights to the south and Europe.

Sutherland is known for its beautiful coastline, dramatic landscape and dry climate, and this peaceful region offers many activities for the outdoor enthusiast as well as providing a habitat for many rare and protected species of wildlife. In addition, this coastline is a destination for golfers with its excellent links courses stretching from Portmahomack to Brora.

DESCRIPTION

The apartments are accessed through external doors with an entry phone system and a lift and stairs leading to the upper floors. The communal areas are well maintained with carpeted corridors with automatic lighting.

No 15 is a luxury ground floor apartment which has been finished and furnished to a high specification with beautifully appointed bathrooms and kitchen. The focal point of the apartment is the triple aspect open plan sitting room, dining room and kitchen with Juliette balcony.



ACCOMMODATION

Communal Entrance Hall. Apartment Entrance Hall. Open plan Sitting Room, Dining Room and Kitchen. Master Bedroom with en suite Shower Room. Bedroom 2. Bathroom. Generous storage.

COMMUNAL AREAS

There is an annual factoring charge for maintenance of the internal and external communal areas.

There is a private car park at the rear of the apartments, an internal locker room for residents and separate building to house bins.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Rateable Value	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Oil fired	£4,800 per annum	Fibre*	Available*	C	Freehold

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

HOLIDAY LETS

The apartment is currently a highly successful holiday let, managed through Dornoch Town and Country Lettings. The apartment is popular with high occupancy levels and many repeat bookings. The option exists to buy the good will of the business by separate negotiation. Further information is available on request.

DIRECTIONS

Exact grid location - What3Words - [\\https://w3w.co/hinderig.pampering.plenty](https://w3w.co/hinderig.pampering.plenty)

MOVEABLES

All fitted carpets, blinds and light fittings are included in the sale. All further items are available to purchase by separate negotiation.

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

IV25 3AB

SOLICITORS

Aberdein Considine, Ellon
57 Bridge Street
Ellon
Aberdeenshire
AB41 9AA

ANTI MONEY LAUNDERING (AML) REGULATIONS

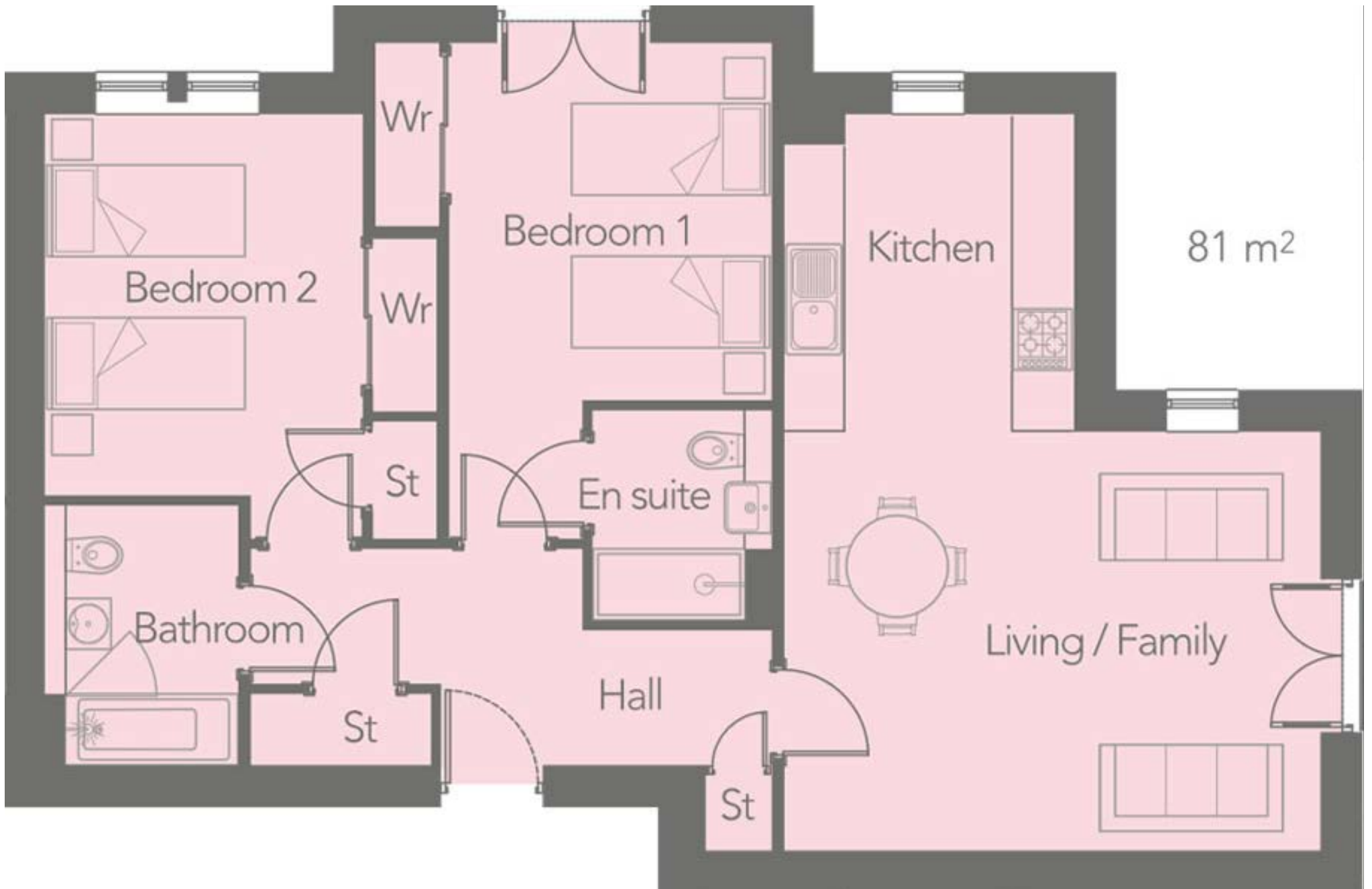
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

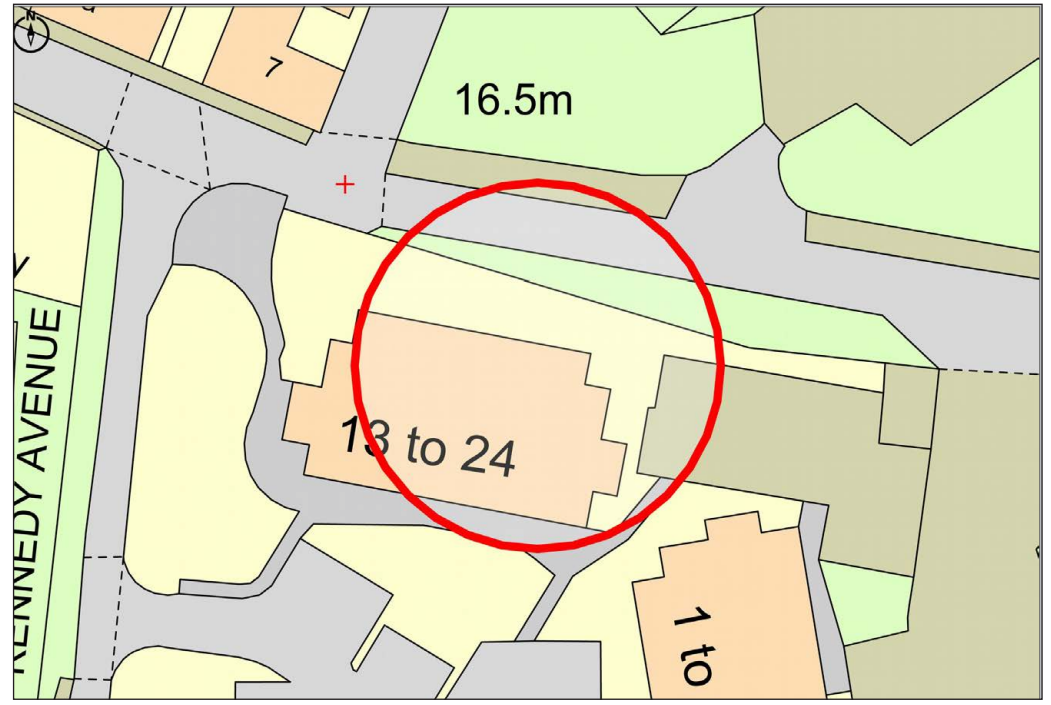
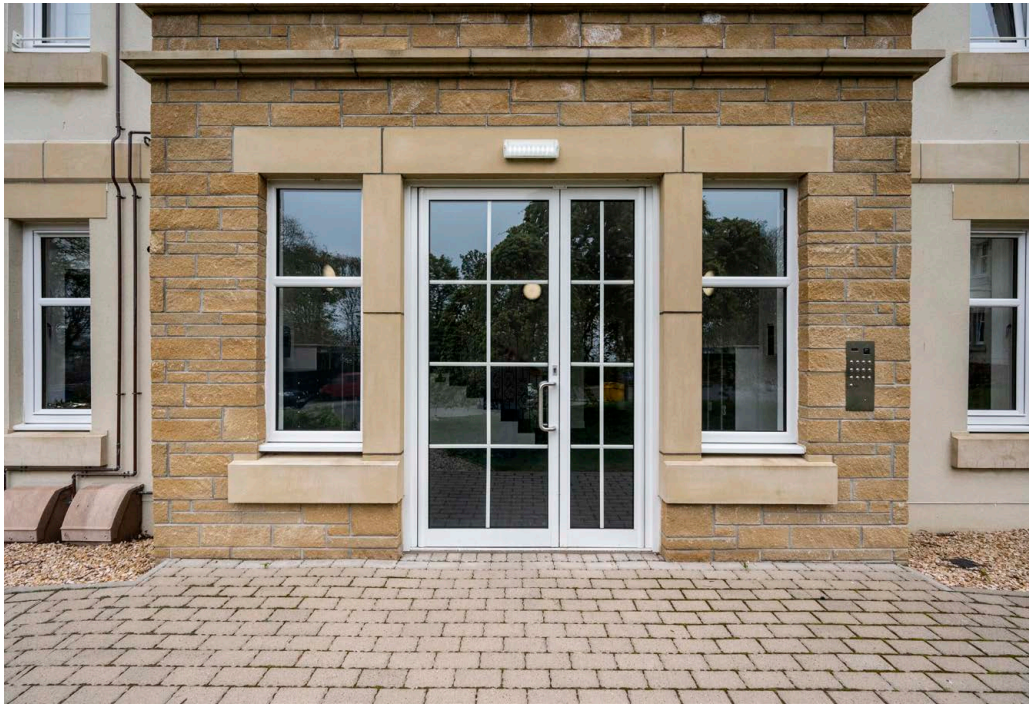
Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2024.









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