

**7 Gilchrist Square, Dornoch  
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**2 Bedroom  
Mid-Terraced House For Sale**

**Offers in the Region of £160,000**

To view all property available for sale, please view our webpage:  
[www.highland.gov.uk/propertysales](http://www.highland.gov.uk/propertysales)

**Description:**

The property is a category B listed mid-terraced house. Construction is of solid stone pointed outer walls and a pitched slate roof. The property comprises of 2 Bedrooms on the first floor and Entrance Hall, Living Room, Kitchen and Rear Hallway with Bathroom and Utility Area on the ground floor. The property benefits from a small enclosed rear garden. The subject is in need of internal modernization throughout.

**Location:**

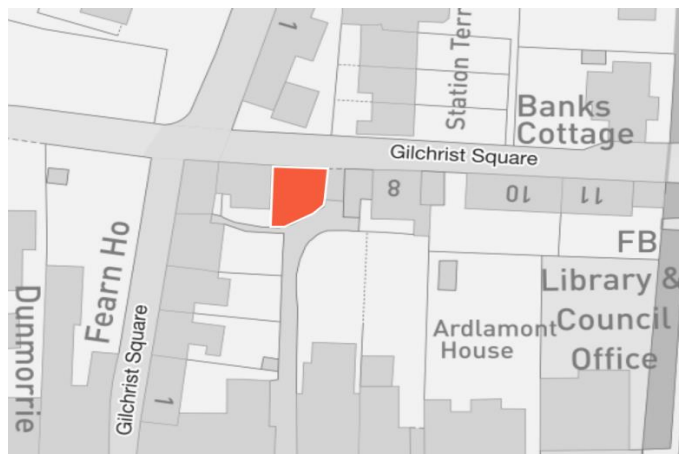
The Royal Burgh of Dornoch is a historic town centred around its ancient cathedral and is most renowned for its Championship Golf Course which is only a short distance away. Dornoch is ideally placed for outdoor activities and the area is famed for its beautiful coastline, dry climate and quality of life.

**Area:**

The property has a gross internal area of 65 sq m (699.7sq ft).

**Council Tax:**

The subject is Band C.

**Services:**

The property benefits from mains electricity and water supply.

**Price:**

Offers in the region of £160,000 are sought.

**Viewing:**

Viewing is strictly by appointment. Please see contact details below.

**Home Report:**

Available on request or accessible on the Highland Council Website listing.

**EPC:**

The subject has an energy performance rating of E.

**Date of Entry:**

By mutual arrangement.

**Contact Details:**

Please contact Aaron Duncan on 07799 048230 or email [aaron.duncan@highland.gov.uk](mailto:aaron.duncan@highland.gov.uk) or alternatively contact Ewan Birse on (01463) 702442 or email [ewan.birse@highland.gov.uk](mailto:ewan.birse@highland.gov.uk).

**Submission of Offers:**

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchaser's must "note interest" and only those parties advising of their interest will be notified of the closing date.

All offers should be submitted in standard Scottish legal form upon notification of the closing date. Due to the current guidelines over Covid-19 restrictions and movement, we are currently accepting offers by email only which should be sent to [property.offers@highland.gov.uk](mailto:property.offers@highland.gov.uk).

**Faxed offers will not be accepted.**

The Highland Council does not bind itself to accept the highest or any offer and, notwithstanding the above reserves the right to take a suitable offer at any time.