

# 9 Campbell Street

DORNOCH, IV25 3RB



*BEAUTIFUL 3 BEDROOM DETACHED  
FAMILY HOME IN THE HEART OF DORNOCH*



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McEwan Fraser Legal is delighted to present this beautiful 3 bedroom detached house in the heart of Dornoch. It has been impeccably maintained by the current owners and is a true turn key property, that you can just start enjoying from day one. To add to the convenience the owner is potentially willing to sell the property with furniture items included.

Inside, the property comprises of:

- Fully equipped kitchen with dining area and patio doors to the garden
- Utility room
- Spacious lounge with feature log burner fireplace
- Storage area
- Downstairs WC
- 3 double bedrooms all with built in storage, the master bedroom runs the entire length of the house and has a large en-suite shower room.
- Family bathroom with shower over bath



**The Lounge**







Utility





**Store & WC**







**Bedroom 1**









**Bedroom 2**

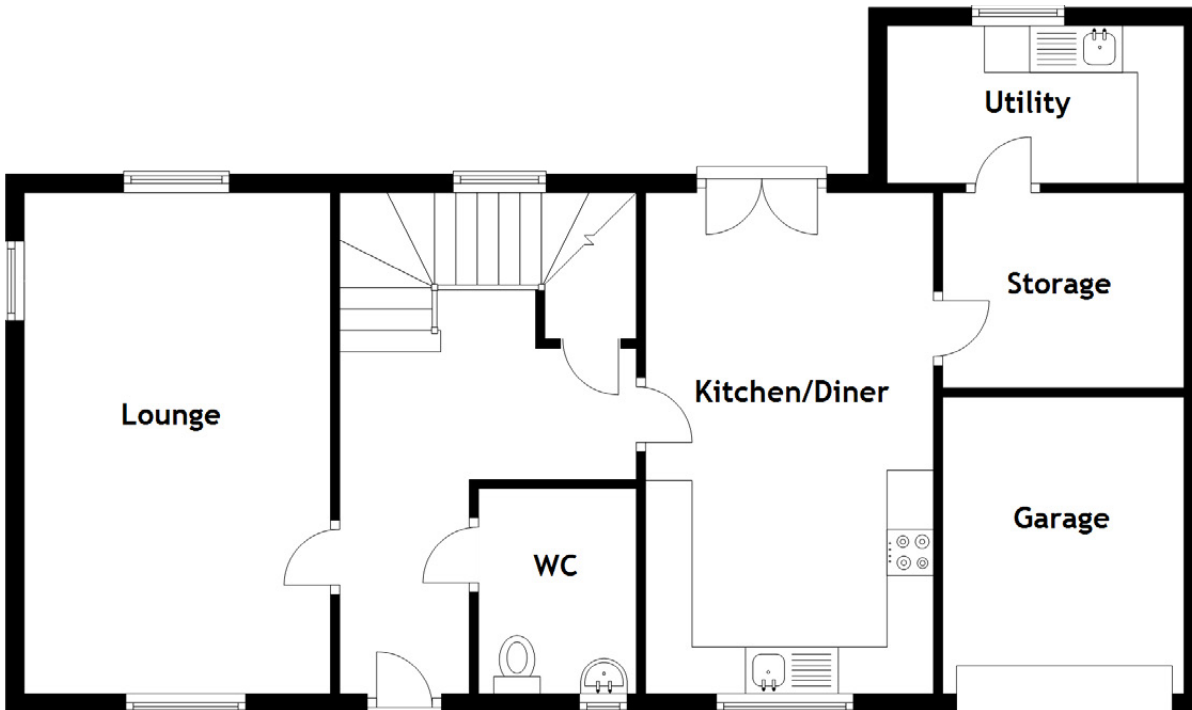
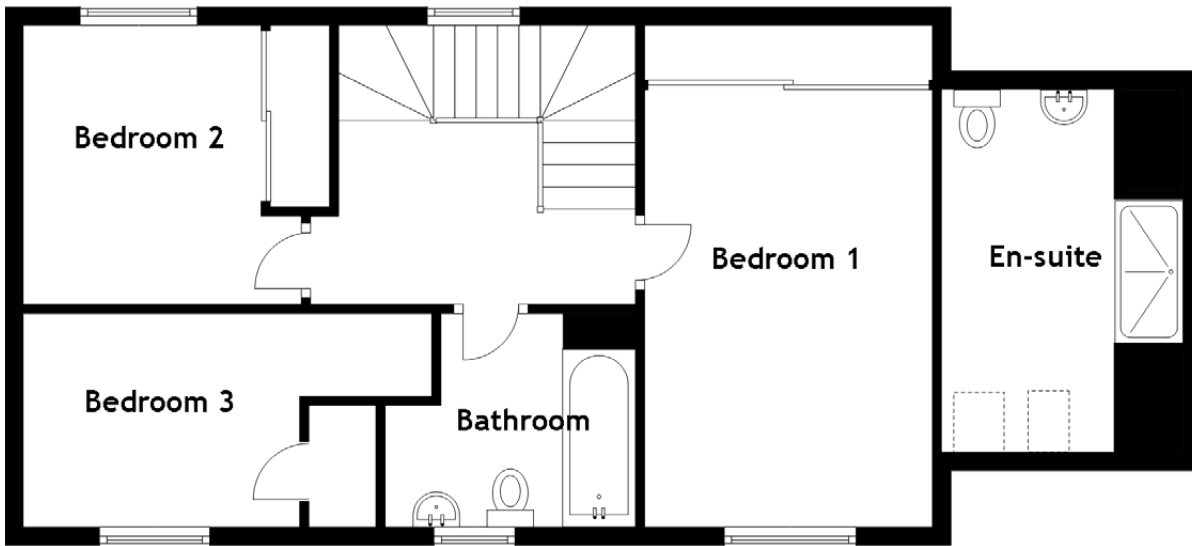




**Bedroom 3**







Approximate Dimensions  
(Taken from the widest point)

|               |                                |  |                              |
|---------------|--------------------------------|--|------------------------------|
| Lounge        | 5.40m (17'8") x 3.30m (10'10") | Bedroom 3                                    | 4.40m (14'5") x 2.29m (7'6") |
| Kitchen/Diner | 5.40m (17'8") x 3.10m (10'2")  | Bathroom                                     | 2.70m (8'10") x 2.29m (7'6") |
| Utility       | 3.20m (10'6") x 1.70m (5'7")   |  |                              |
| WC            | 2.20m (7'3") x 1.70m (5'7")    | Gross internal floor area (m <sup>2</sup> ): | 123m <sup>2</sup>            |
| Storage       | 2.60m (8'6") x 2.10m (6'11")   | EPC Rating:                                  | C                            |
| Bedroom 1     | 4.70m (15'5") x 3.10m (10'2")  | Extras (Included in the sale):               | Potentially willing to       |
| En-suite      | 3.90m (12'9") x 2.60m (8'6")   | sell including furniture items.              |                              |
| Bedroom 2     | 3.30m (10'10") x 3.00m (9'10") |  |                              |

In addition to this there is an electrical mechanical ventilation and heat recovery system installed within the house.

Externally the property includes driveway parking and a garage.

This is a fabulous family home but can also serve as a brilliant holiday let or holiday home given the high level of tourism in the Highlands.





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Dornoch has a unique atmosphere with the town square dominated by the famous Dornoch Cathedral plus the original Castle (now a hotel), Courthouse (now a cafe/restaurant) and jail (now an upmarket department store). The Royal Dornoch Golf Club brings many overseas visitors keen to challenge both the iconic Championship Course and the lesser-known but in some ways more difficult Struie Course.

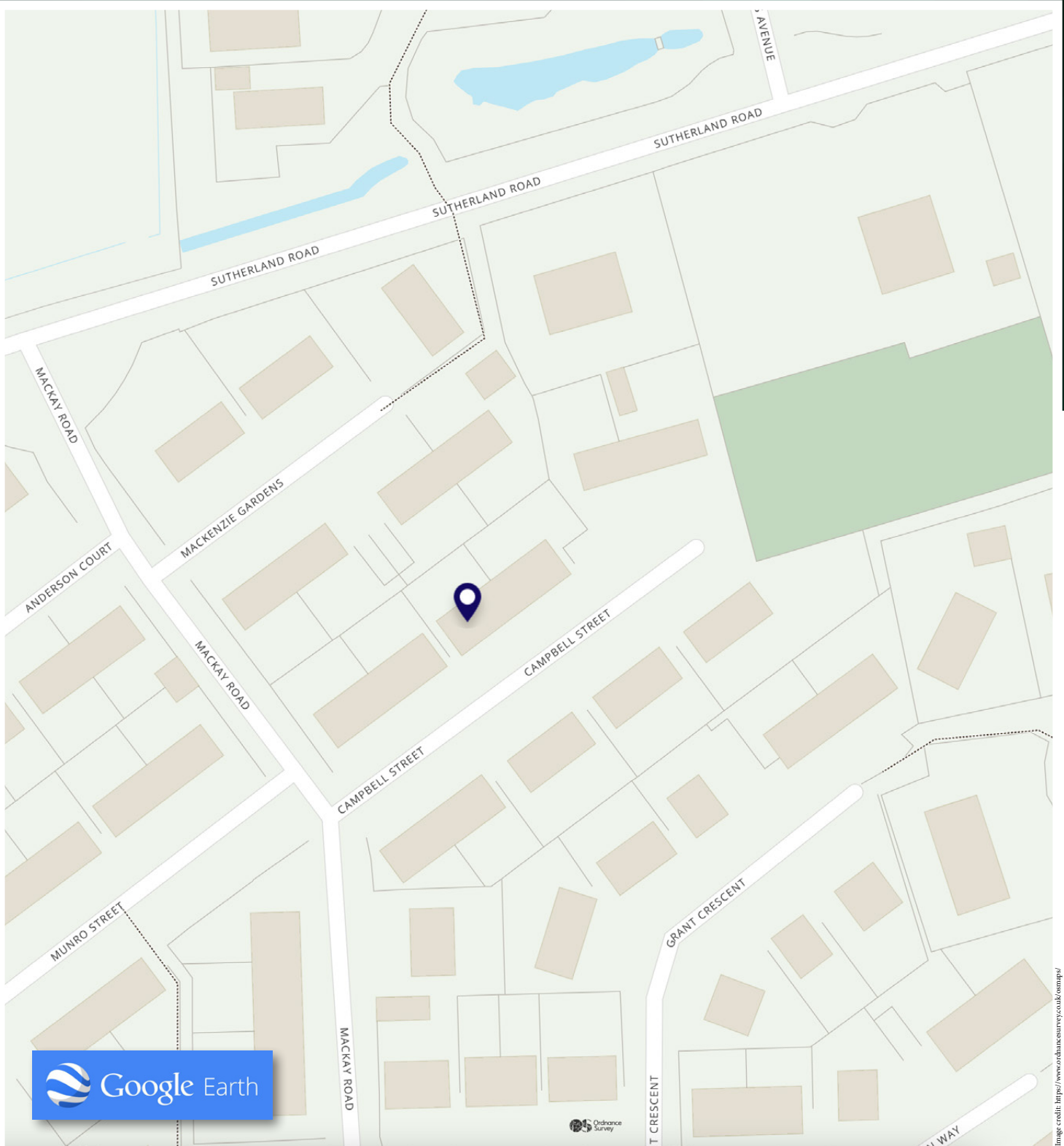
The town still retains many small family shops, and businesses, plus a cosmopolitan mix of restaurants and cafes as well as a doctor and dentist all within easy walking distance. Primary and secondary schooling is provided at the highly respected Dornoch Academy. The journey to Inverness is just over 40 miles via the nearby A9 trunk road and Dornoch sits just off the famous North Coast 500 Route.

Dornoch is also within reach of places of interest such as Loch Fleet, Tarbet Ness, Golspie and Strathbora as well as Skibo Castle and the ever-popular Dunrobin Castle. The easily accessible North-West Highlands is often referred to as the last great wilderness in Europe and the area boasts some of the most beautiful beaches and mountains in Scotland.

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# McEwan Fraser Legal

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