



Buena Vista lies in the crofting community of Rearquhar, to the west of Dornoch and is just a short drive from the A9, allowing for easy access to Tain, Invergordon, Alness and Inverness. The Royal Burgh of Dornoch has a unique atmosphere with the village square dominated by the famous Dornoch Cathedral, where Madonna and Guy Richie's son was baptised the day before their wedding at nearby Skibo Castle. The Royal Dornoch Golf Club brings many overseas visitors desperate to challenge the both the iconic Championship Course and the lesser known but in some ways more difficult Struie Course.

The town still retains many small family businesses, hotels and a cosmopolitan mix of restaurants and cafes. Excellent primary and secondary schooling are

provided at the highly respected Dornoch Academy.

Inverness, the capital of the Highlands, provides all the attractions and facilities one would expect to find in a thriving city environment whilst offering spectacular scenery and places of historical interest. Acknowledged to be one of the fastest growing cities in Europe, the city provides a range of retail parks along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.

Loch Fleet Nature Reserve is on your doorstep with the ruggedness of the North-West Highlands, often referred to as the last great wilderness in Europe, containing some of the most beautiful beaches and mountains in Scotland also easily accessible.



EMBO BEACH NEAR DORCOCH, DORNOCH GOLF COURSE, SKIBO CASTLE AND BALBLAIR DISTILLERY ON DORCHOC FIRTH, DORNOCH FIRTH TOWARDS BONAR BRIDGE

Part Exchange available. McEwan Fraser Legal are delighted to offer a wonderful opportunity to purchase this modern, spacious four/five-bedroom bungalow situated in an elevated position and enjoying amazing panoramic views over the Dornoch Firth and beyond.

The accommodation was constructed in 1990. An all on one level property includes the entrance vestibule, hallway, a large lounge featuring an open fire and patio doors to the garden. The open-plan fitted kitchen/dining/family room features an integrated electric oven hob, fridge and semi-integrated dishwasher. There is a further set of patio doors opening to an area of raised decking.

The property features five bedrooms. A master with two walk-in wardrobes as well as bespoke built-in storage and bedside units. Bedroom two also features similar storage units to bedroom one and includes a fitted chest of draws. Bedroom four also features

an adjoining en-suite shower. There is a further family bathroom with Jacuzzi bath and separate shower cabinet. The utility room includes a washing machine, tumble dryer, fridge freezer.

There is a large workshop which is situated to the rear of the property. It could allow for the operation of a one-man joinery business and offers additional storage space.

Buena Vista sits in substantial garden grounds with approximately three-quarters of an acre, lying mainly to the south-facing front of the property. The driveway leads to the large integral garage and workshop at the rear of the property. The garden area itself is laid mainly to lawn, offset with a variety of shrubs and trees and giving amazing views over the countryside.

This commodious house has a flexible layout would make a wonderful family home or a holiday property with potential for bed & breakfast opportunities.

“...situated in an elevated position and enjoying amazing panoramic views over the town to the Dornoch Firth and The Tarbat Peninsula...”

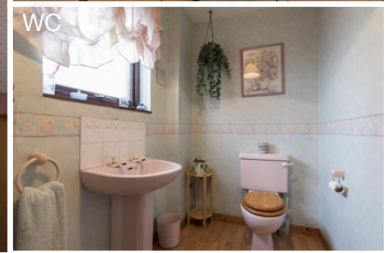


KITCHEN/DINING/FAMILY ROOM

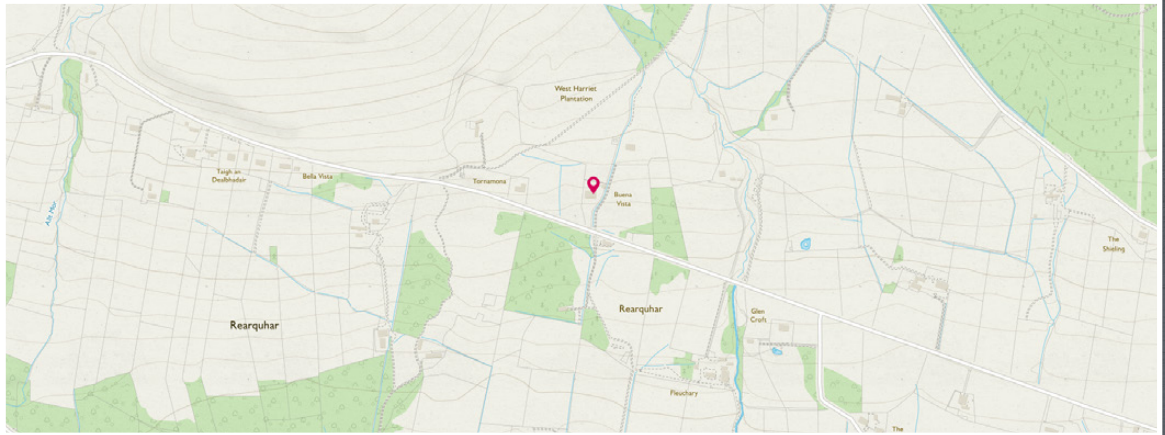


LOUNGE





Location Floor Plan & Dimensions



Approximate Dimensions (Taken from the widest point)

Lounge	6.80m (22'4") x 5.80m (19')
Kitchen/Dining Room	7.90m (??'?) x 3.50m (11'6")
Bedroom 1	5.13m (16'10") x 4.70m (15'5")
Bedroom 2	4.70m (15'5") x 3.60m (11'10")
Bedroom 3	3.40m (11'2") x 3.20m (10'6")
Bedroom 4	4.80m (15'7") x 3.50m (11'6")
En-suite	2.00m (6'7") x 1.40m (4'7")
Bedroom 5	3.92m (11'6") x 3.50m (11'6")
Utility Room	2.20m (7'3") x 1.80m (5'11")
WC	2.20m (7'3") x 1.50m (4'11")
Bathroom	4.40m (14'5") x 2.28m (7'6")

Gross internal floor area (m²)

223m²

EPC Rating

F

Extras (Included in the sale)

Fitted floor coverings, fridge/freezer, oven, hob, washing machine, a tumble-dryer and a polytunnel.



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Part
Exchange
Available

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