



**McEwan Fraser Legal**

Solicitors & Estate Agents

01463 211 116

**Dunbreck**

CULBOKIE, DINGWALL, IV7 8GY

# LOCATION

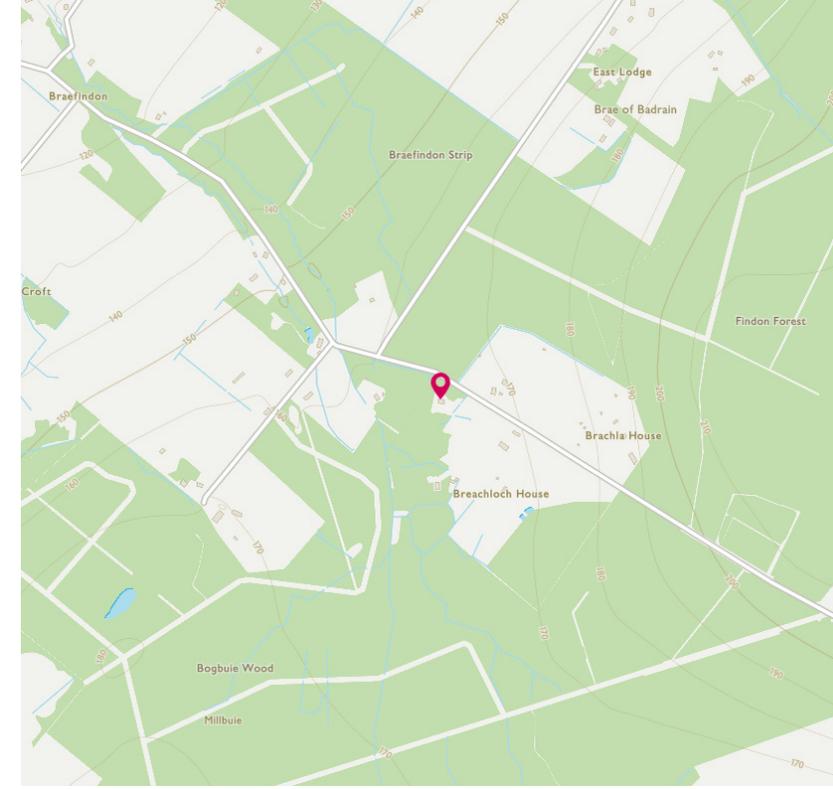


Spacious equestrian property set within 7 acres

The property is located within a quiet rural but easily accessible part of the Black Isle near Culbokie and will appeal to those seeking a spacious family home whilst being well placed for access to the major employment centres of the area. Dingwall is the County Town of Ross-shire approximately 5 miles distant and offers a wide range of services and facilities including shops and supermarkets, professional and banking services. Inverness, the Highland capital city is approximately 14 miles away and provides a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.

The Black Isle is famed throughout the world for its spectacular location and access to many outdoor pursuits. The area has a very high concentration of equestrian activities with miles of off-road hacking directly accessible from the property itself, whilst also offering superb educational opportunities with Fortrose Academy. High-quality links golf is available at Fortrose and Rosemarkie GC, Royal Dornoch and Castle Stuart.

The popular nearby village of Culbokie with its population of around 1000 inhabitants offers a Primary School, a small country pub and restaurant and a village shop with Post Office. The village has a busy community calendar with many activities, including a regular farmers market.



# DUNBRECK



Dunbreck is a beautifully presented four-bedroom contemporary home situated in a secluded private location just outside the village of Culbokie. An annexe was added to the property in 2002 with equestrian facilities also being provided within 7 acres of land comprising of approximately 4 acres of grazing, a mixture of woodlands and an easily maintained garden, there is also direct access to miles of off-road hacking.

Access from the road is via a drive leading to a stone chipped private driveway.

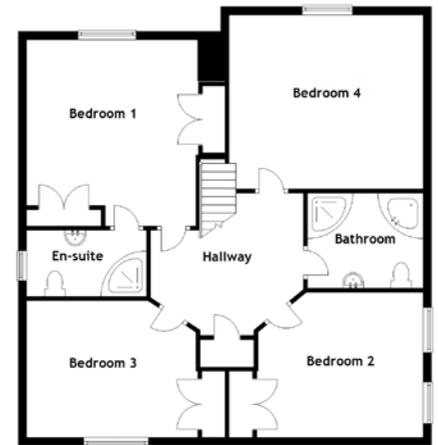
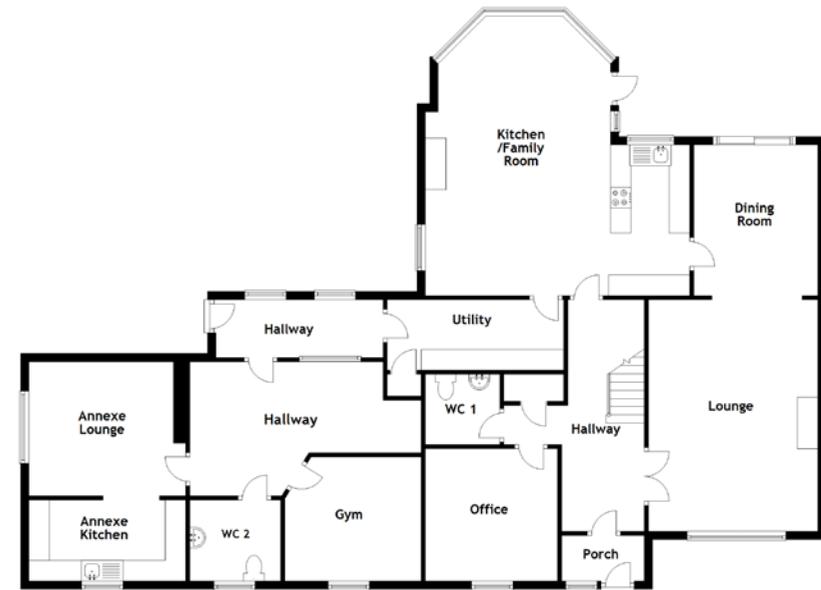
Entry to the property is through a vestibule that leads to an inner hallway. The lounge has a large inglenook fireplace with a wood-burning stove and a home cinema system. The dining area is reached through an archway and has sliding patio doors leading to a timber decked sun terrace at the rear. A modern open plan kitchen has a range of white wall and base storage units and flows naturally through into the family room and bay-windowed sunroom with its relaxing views over the gardens. A WC/cloakroom, storage cupboard in the hallway and the utility room supplement the ground floor.

The upper level consists of the master bedroom with an en-suite shower room, family bathroom and three further spacious bedrooms.

The annexe has been finished to a high specification and modern design throughout. The annexe is a self-contained living area and could be used for a variety of purposes, either incorporating to the main house and adding two or three rooms depending on your needs, a granny flat for family members or a wonderful opportunity to run your business from home.

The property sits in grounds of approximately seven acres. The rear sun terrace looks out to the well-stocked garden and has views over the surrounding countryside. There is a detached garage and two additional large wooden sheds. The equestrian area comprises of approx. 4 acres split over 3 areas. The stable block has 3 stables, tack room, feed store and hay store."





SPECIFICATIONS

Approximate Dimensions  
(Taken from the widest point)

Ground Floor	
Lounge	5.60m (18'4") x 4.10m (13'5")
Dining Room	3.60m (11'10") x 3.00m (9'10")
Kitchen/Family Room	6.90m (22'8") x 6.50m (21'4")
Utility	5.00m (16'5") x 1.70m (5'7")
Office	3.20m (10'6") x 3.20m (10'6")
Gym	3.00m (9'10") x 3.00m (9'10")
WC 1	1.80m (5'11") x 1.70m (5'7")
WC 2	2.20m (7'3") x 2.00m (6'7")

Annexe Kitchen	3.80m (12'6") x 2.00m (6'7")
Annexe Lounge	4.70m (15'5") x 3.80m (12'6")

First Floor	
Bedroom 1	4.50m (14'9") x 4.10m (13'5")
En-suite	2.90m (9'6") x 1.60m (5'3")
Bedroom 2	4.00m (13'1") x 3.50m (11'6")
Bedroom 3	4.10m (13'5") x 3.30m (10'10")
Bedroom 4	4.70m (15'5") x 4.20m (13'9")
Bathroom	2.80m (9'2") x 2.30m (7'7")

Gross internal floor area (m<sup>2</sup>): 267m<sup>2</sup> | EPC Rating: D




# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**CRAIG PETERS**  
 Surveyor



Layout graphics and design  
**ALLY CLARK**  
 Designer