



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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## 3 Mackenzie Gardens

DEAN'S PARK, DORNOCH, HIGHLAND, IV25 3RU





# DORNOCH

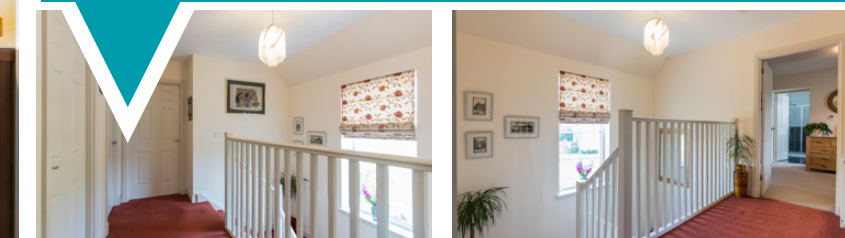


3 MacKenzie Gardens is located close to the centre of the beautiful conservation town of Dornoch, Sutherland. Dornoch is just a short drive from the A9, with good access to Tain, Invergordon, Alness & Inverness. The Royal Burgh of Dornoch has a unique atmosphere with the village square dominated by the famous Dornoch Cathedral, where Madonna and Guy Ritchie's son, Rocco was baptised the day before their wedding at nearby Skibo Castle. The Royal Dornoch Golf Club attracts many overseas visitors desperate 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 businesses, hotels and a cosmopolitan mix of restaurants and cafes. Primary and secondary schooling is 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 and is 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 nearby 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.





# 3 MACKENZIE GARDENS



PART-EXCHANGE AVAILABLE McEwan Fraser Legal are delighted to offer a wonderful opportunity to purchase this luxurious three/four-bedroom detached villa set in a very quiet street in the popular residential area of Dean's Park in Dornoch. The property was constructed in 2010 by Pat Munro Homes and recently extended to provide a family-room/fourth bedroom.

The property is built over two levels with the ground floor accommodation consisting of entrance hall, bright triple-aspect lounge/diner with feature marble fireplace, breakfasting kitchen with oven & hob, family room/bedroom, WC and utility room.

The upper floor is made up of landing area, three bedrooms (including master with large en-suite bathroom and separate double shower cabinet) and family bathroom with overhead shower. All upper floor bedrooms have fitted storage.

The property benefits from electric wet central heating, double glazing and solar panels.

The beautifully landscaped and private garden is laid to a mix of lawn and established shrubs with an extensive block driveway allowing parking for a number of vehicles.

A greenhouse and timber shed for the storage of garden implements are included in the sale.

This splendid property would make a wonderful executive family home or potential holiday accommodation with outstanding letting potential.







Approximate Dimensions (Taken from the widest point)

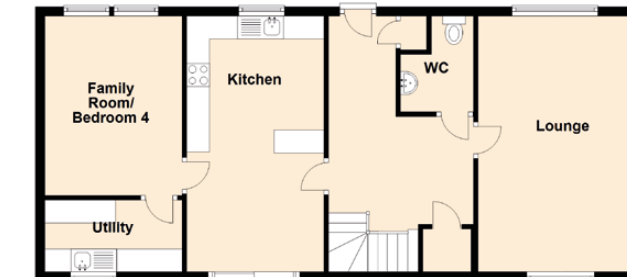
Lounge	5.60m (18'4") x 3.40m (11'2")
Family Room/Bedroom 4	4.30m (14'1") x 3.00m (9'10")
Kitchen	5.60m (18'4") x 3.00m (9'10")
Utility	3.00m (9'10") x 1.58m (5'2")
Bedroom 1	4.60m (15'1") x 3.10m (10'2")
Bedroom 2	4.20m (13'9") x 2.40m (7'10")
Bedroom 3	3.00m (9'10") x 2.90m (9'6")
WC	2.10m (6'11") x 1.60m (5'3")
Bathroom	2.80m (9'2") x 2.30m (7'7")
En-suite	5.50m (18'1") x 2.90m (9'6")

Gross internal floor area (m<sup>2</sup>) - 141m<sup>2</sup>

EPC Rating - C

Extras (Included in the sale):  
Fitted floorcoverings, blinds, oven & hob.

“  
BEAUTIFUL THREE/  
FOUR BED DETACHED  
VILLA SITUATED  
CLOSE TO THE  
CENTRE OF DORNOCH.  
”



# THE DETAILS

Floor Plan, Dimensions and Location

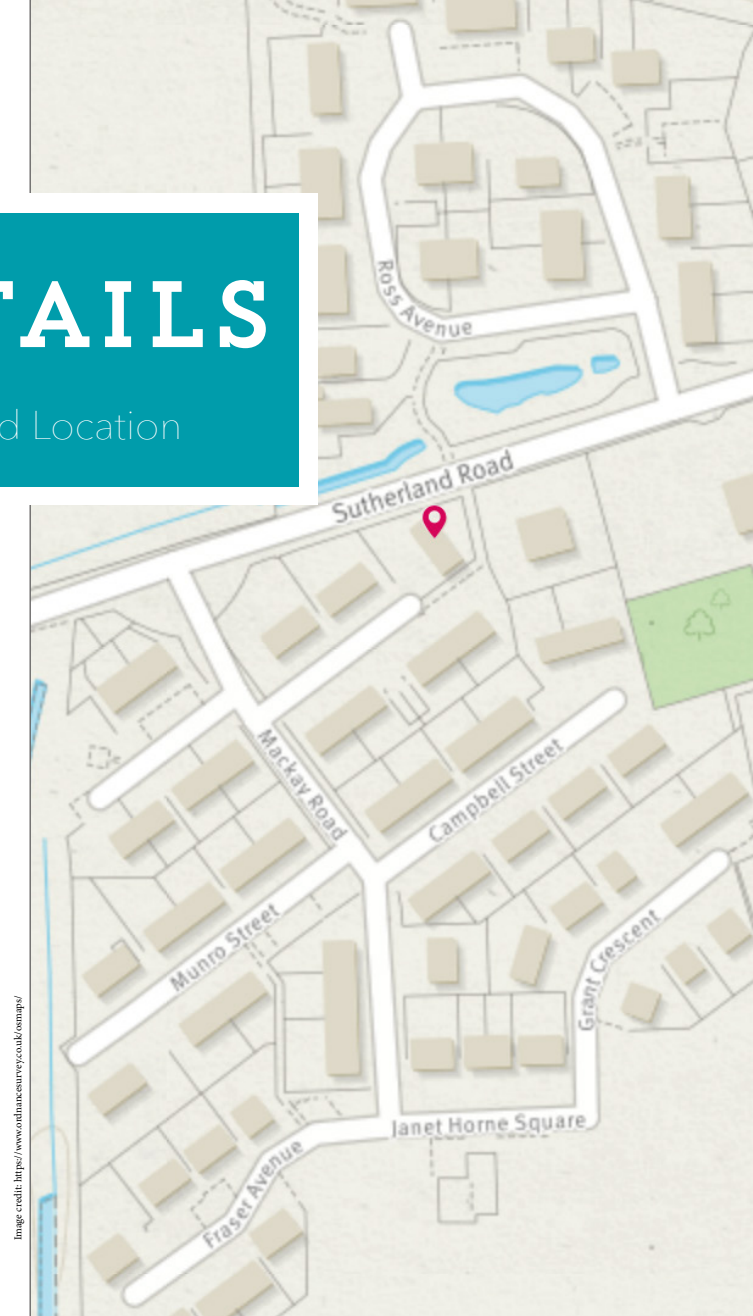


Image credit: <https://www.dornochsurveys.co.uk/sample/>





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