

14 The Meadows

DORNOCH, IV25 3SF



4 bedroom detached bungalow with a recently refurbished kitchen, master bedroom with en-suite shower room



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McEwan Fraser Legal is delighted to present this 4-bedroom detached bungalow in the town of Dornoch. The property has been refurbished by the current owners with a full central heating system installed and a “wow” factor spacious modern kitchen at the rear overlooking the garden.

THE LOUNGE



Inside, the property comprises of:

- Spacious lounge with wood burner fireplace and dual aspect windows
- Fully equipped kitchen just recently installed, with separate utility area
- A garden/dining room with doors to the garden and 3 Velux windows letting in lots of natural light

THE KITCHEN & UTILITY



GARDEN/DINING ROOM





- Family bathroom that is conveniently situated for bedroom 2, 3 and 4 to access
- Master bedroom with en-suite shower room and walk-in wardrobe space
- 3 additional bedrooms

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



In addition, the property includes a beautiful garden with raised decking area, parking for multiple cars. This is a fantastic opportunity to acquire a property that is ready to move in and start enjoying in a sought after town in The Highlands.

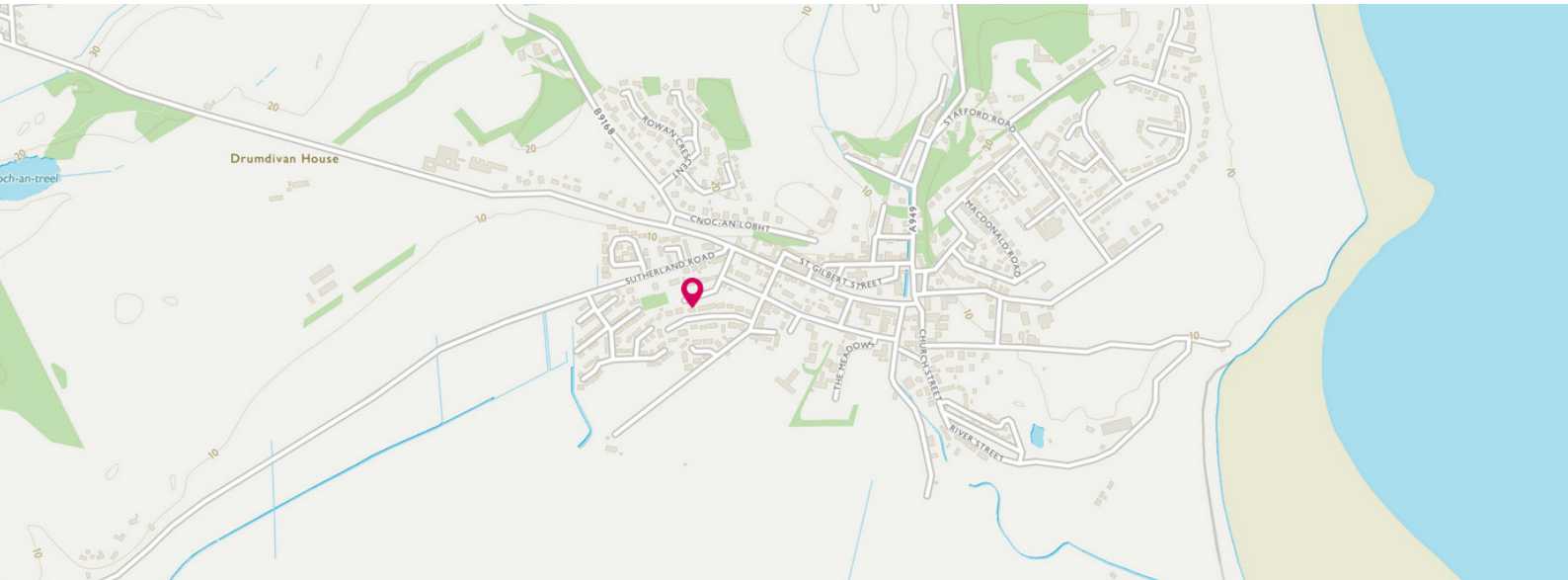
THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)		Walk-in Wardrobe	2.40m (7'10") x 1.50m (4'11")
Lounge	6.00m (19'8") x 4.30m (14'1")	Bedroom 2	5.60m (18'4") x 3.20m (10'6")
Kitchen	6.00m (19'8") x 3.20m (10'6")	Bedroom 3	3.20m (10'6") x 2.80m (9'2")
Utility	3.20m (10'6") x 1.50m (4'11")	Bedroom 4	3.20m (10'6") x 2.80m (9'2")
Garden/Dining Room	3.60m (11'10") x 3.30m (10'10")	Shower Room	2.30m (7'7") x 1.70m (5'7")
Bedroom 1	6.40m (21') x 4.50m (14'9")	Gross internal floor area (m ²): 160m ²	
En-suite	2.40m (7'10") x 1.90m (6'3")	EPC Rating: C	



THE LOCATION

The property is only a short walk from the centre of Dornoch. Dornoch has a unique atmosphere with the town square dominated by the famous Dornoch Cathedral, with nearby Skibo Castle also being a huge tourist attraction. The Royal Dornoch Golf Club brings 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, a cosmopolitan mix of restaurants and cafes as well as a doctor and dentist within easy walking distance. Primary and secondary schooling is provided at the highly respected respectively Dornoch Academy. The journey to Inverness is just over 40 miles via the nearby A9 trunk road.

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.

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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