

# 4 Poles Road

DORNOCH, IV25 3HP



*A three-bedroom detached bungalow in  
Dornoch, with a great size plot*



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McEwan Fraser Legal is delighted to present this three-bedroom detached bungalow, set on a sizeable plot in the heart of Dornoch. The property has been beautifully maintained and upgraded by the current owners throughout and is ready just to start enjoying from the moment you take the keys.

# THE LOUNGE/DINER



Inside, the property comprises:

- Spacious open plan lounge/dining room with fireplace
- Fully equipped modern kitchen/breakfast room
- Separate utility area with WC



# THE KITCHEN





- 3 spacious double bedrooms, all with built-in storage and plenty of room for free-standing furniture
- Three-piece family shower room

## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



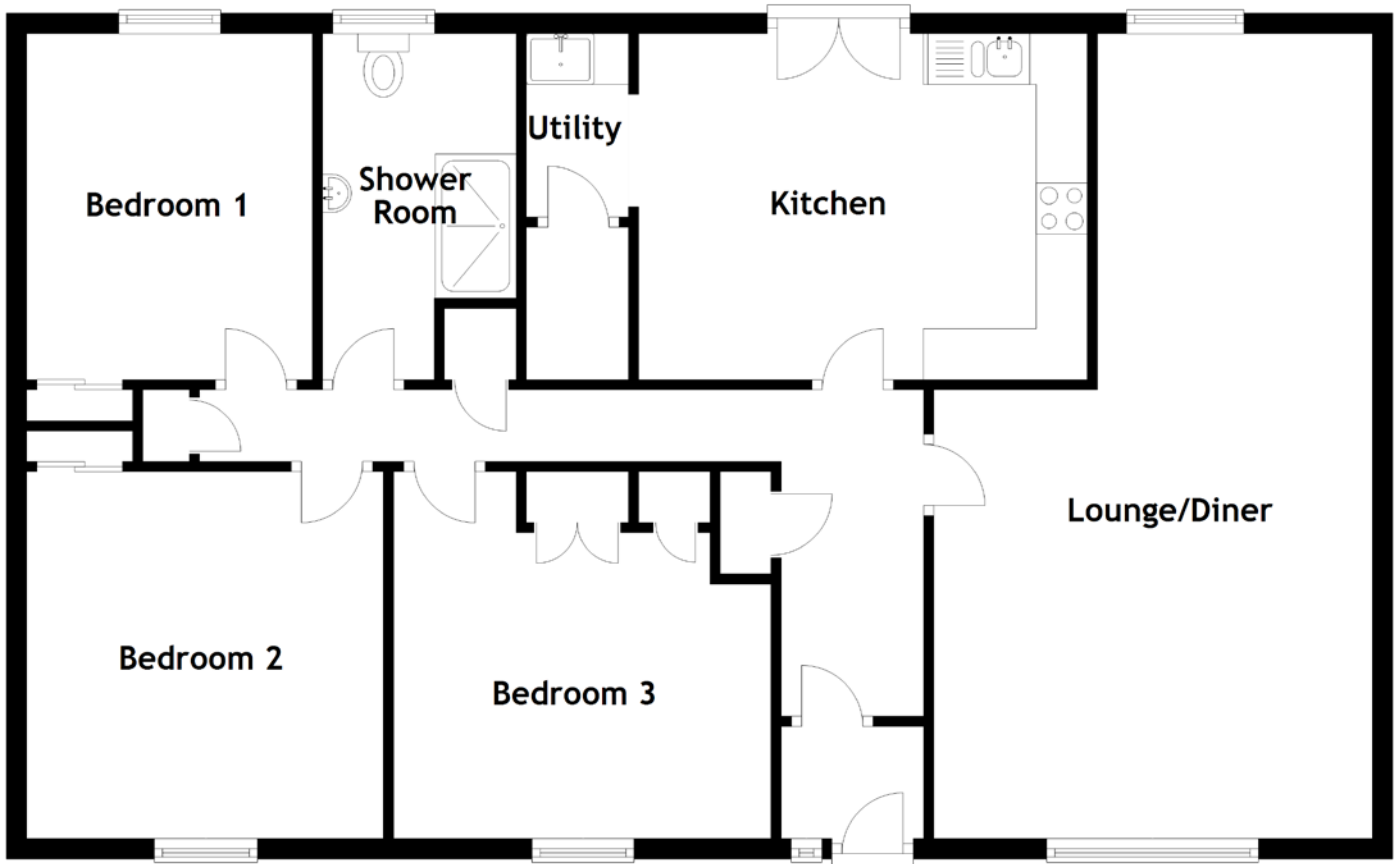


In addition, the property includes a very large frontage with multiple car spaces and a gorgeous garden, a great size rear garden that allows space for potential extension should you require more space (subject to planning) and lastly the garage which allows for plenty of storage space and the added bonus of having a staircase leading up to a room above the garage which would make an ideal office or 2nd sitting area.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Diner 7.90m (25'11") x 4.30m (14'1")  
 Kitchen 4.40m (14'5") x 3.40m (11'2")  
 Utility 1.80m (5'11") x 1.00m (3'3")  
 Bedroom 1 3.40m (11'2") x 3.20m (10'6")

Bedroom 2 3.60m (11'10") x 3.50m (11'6")  
 Bedroom 3 3.70m (12'2") x 2.00m (6'7")  
 Shower Room 3.40m (11'2") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 107m<sup>2</sup>  
 EPC Rating: E



# THE LOCATION

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.





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.

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.



**McEwan Fraser Legal**

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