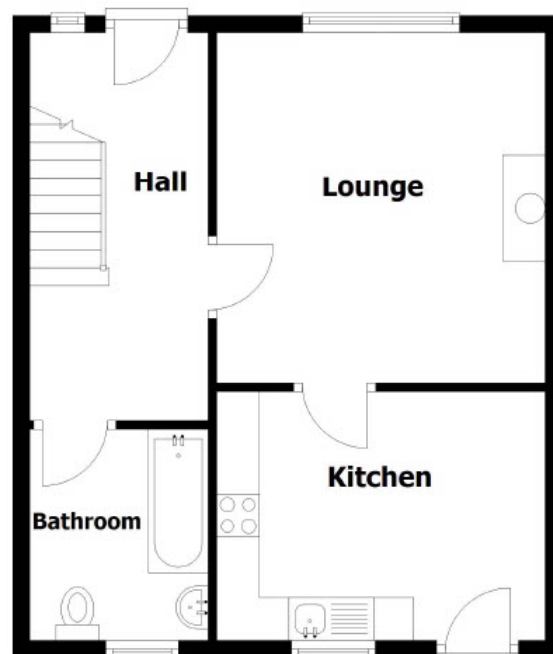
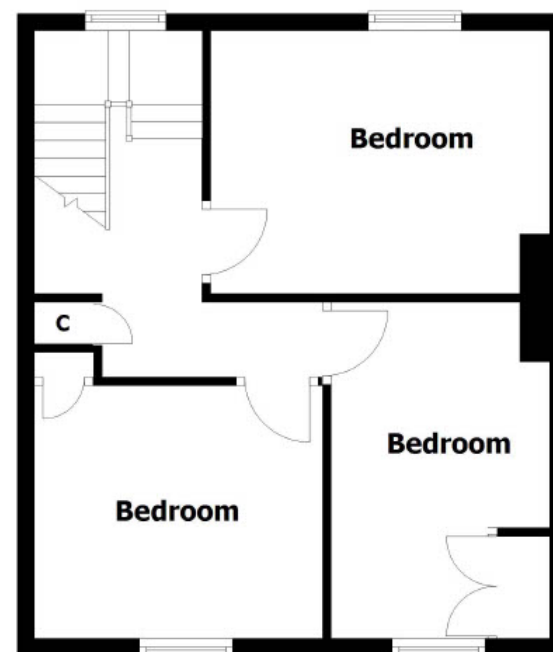


**Ground Floor**



**First Floor**



#### Services

Mains electricity, water and drainage.

#### Extras

All carpets, fitted floor coverings, curtains and blinds. A washing machine and a freestanding fridge/freezer. All items of furniture are available.

#### Heating

Oil fired central heating complemented by the electric fire located in the lounge.

#### Glazing

Double glazing throughout.

#### Council Tax Band

B

#### Viewing

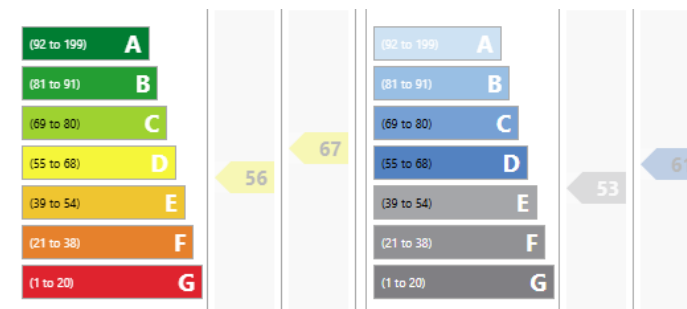
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £175,000  
 A full Home Report is available via Munro & Noble website.



**DETAILS:** Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN. Telephone 01463 225533

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN.

**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



## 38 Macdonald Road

## Dornoch

## IV25 3LH

An attractive three bedroomed, end-terraced villa with large garden and off-street parking located in popular town of Dornoch.

**OFFERS OVER £175,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

🖨️ 01463 22 51 65

### Property Overview



End-Terraced Villa



3 Bedrooms



1 Reception



1 Bathroom



Oil



Garden



Driveway







**Bedroom One**



**Bedroom Two**







Lounge

Property Description

An excellent opportunity to purchase a three bedroomed, end terraced property occupying a generous corner plot, located close to the town centre of Dornoch, in an ideal situation for all amenities. This property would make a fantastic purchase for first time buyers, or for those looking for a property with fantastic rental potential. This beautiful property offers spacious accommodation that is spread over two floors, and in walk-in condition throughout offering a number of pleasing features including double glazed windows and oil fired central heating. Inside, the ground floor comprises a light and airy entrance hall, with a handy storage cupboard, a stylish bathroom comprising of a W.C., a pedestal wash hand basin, and a bath with a waterfall shower head over, completed by tiling and painted wooden panelling. A front facing lounge which allows plenty of natural light to flow through the room. It also benefits from shelving and an electric fire set within a media wall. The fully equipped kitchen/diner provides ample space for a large table and chairs, perfect for family dinners, also benefitting from additional storage space and built-in shelving. It is fitted with farmhouse style wall and base mounted units and laminate worktops, splashback tiling, and an acrylic sink with mixer tap and drainer. Integrated appliances include an electric oven and hob with extractor fan over. This room also gives access to the rear garden. From the entrance hall, a staircase leads to the first-floor landing which gives access to the loft and three double bedrooms. All three of the bedrooms benefit from excellent fitted storage space.

Outside, the front and rear gardens are fully enclosed, with the front garden being laid to lawn with a gravel border. The driveway lies towards the front elevation and provides off-street parking for a number of vehicles. The rear garden is of low maintenance as it is a combination of paved slabs and gravel, making this the perfect space to soak up the sun and enjoy outdoor dining and entertaining.

The former Royal Burgh of Dornoch is a historic small town on the edge of the Dornoch Firth, a designated National Scenic Area in the Highlands of Scotland. Its tranquil location, scenery and climate have attracted visitors for decades. Some come to test their golfing skills on Royal Dornoch's championship course or to walk and view wildlife in the National Nature Reserve at nearby Loch Fleet. Others simply want to relax and enjoy the unhurried way of life. Small in population (under 2500) but large in hospitality, Dornoch offers visitors and residents a wide range of shops and businesses, hotels, golf courses, primary school, academy, a further and higher education college and an award-winning sandy beach. Its fine buildings include the 13th Century Cathedral, a bishop's palace (now a hotel), courthouse and old town jail. Sandstone cottages and town houses line its peaceful streets and lanes. Dornoch is seven miles from the main town of Tain where you can pick up train and bus links to Inverness which is around an hour's drive away.



Bathroom



Bedroom Three



Rooms & Dimensions

Entrance Hall

Lounge

Approx 4.09m x 3.72m

Kitchen/Diner

Approx 4.23m x 2.89m

Bathroom

Approx 2.52m x 2.13m

Landing

Bedroom One

Approx 3.98m x 3.15m

Bedroom Two

Approx 3.91m x 2.93m

Bedroom Three

Approx 3.53m x 2.96m

