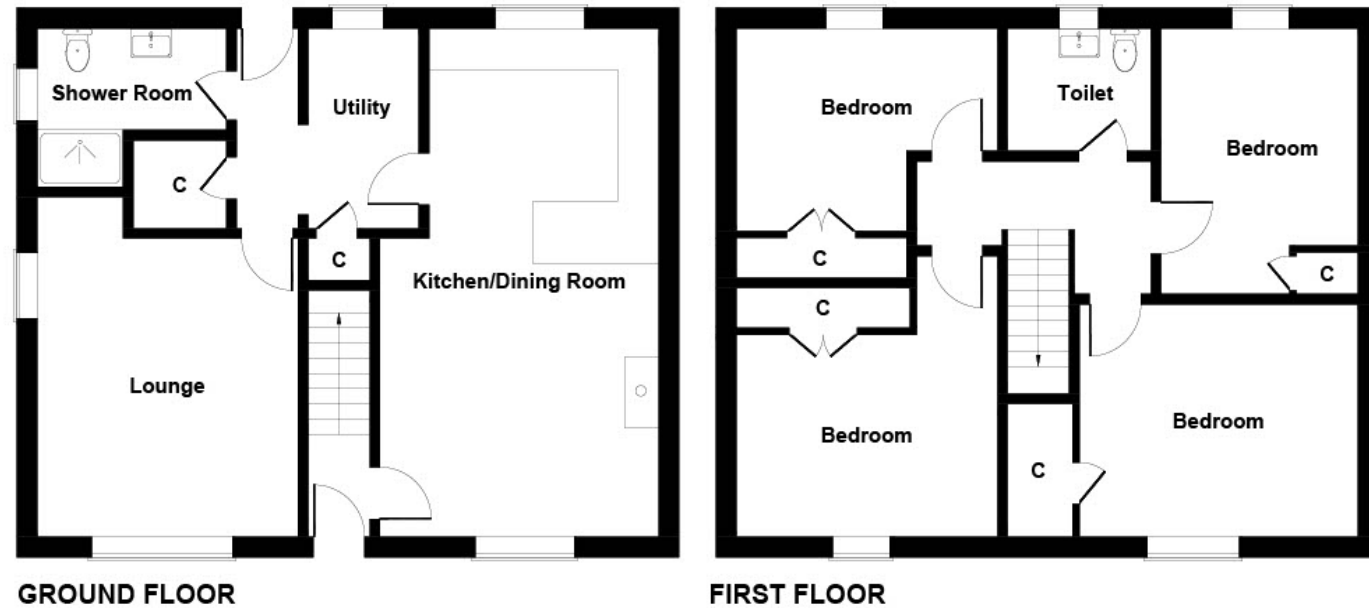


## 7 Macdonald Road, Dornoch, IV25 3LH



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

### Services

Mains electricity, water and drainage.

### Extras

All carpets, fitted floor coverings, curtains and blinds.

### Heating

Air source heating.

### Glazing

Double glazed windows throughout.

### Council Tax Band

B

### Viewing

Strictly by appointment via Munro & Noble Property Shop  
- Telephone 01862 892 555.

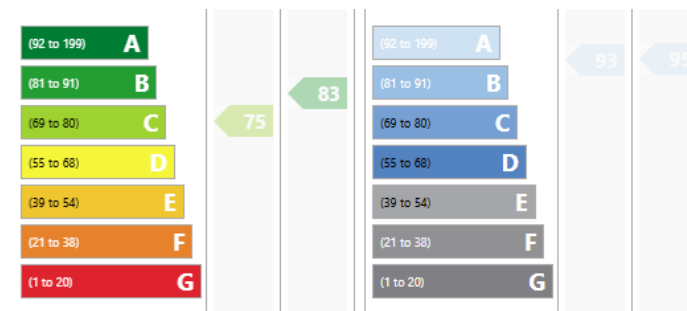
### Entry

By mutual agreement.

### Home Report

Home Report Valuation - £240,000

A full Home Report is available via Munro & Noble website.



**DETAILS:** Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 1AE Telephone 01862 892555.

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 1AE.

**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.



## 7 Macdonald Road Dornoch IV25 3LH

A spacious and attractive four bed roomed semi-detached villa offering modern family living, generous garden grounds, a garage and ample off-street parking in the desirable town of Dornoch.

**OFFERS OVER £240,000**

📍 The Property Shop, 22 High Street, Tain

✉️ [property@munronoble.com](mailto:property@munronoble.com)

☎️ 01862 892 555

### Property Overview



Semi-Detached House



4 Bedrooms



1 Reception



1 Shower Room



Air Source



Garden



Garage



Driveway



Kitchen/Diner



Kitchen/Diner





Bedroom One



Bedroom Two







Lounge

Property Description

7 Macdonald Road is an impressive semi-detached villa located in the highly sought-after town of Dornoch. Offering spacious and versatile accommodation over two floors, this attractive family home is set within generous garden grounds and benefits from ample off-street parking. Early viewing is highly recommended to fully appreciate the quality, space and excellent location on offer. The property enjoys gardens to the front, side and rear, together with a driveway providing parking for several vehicles and a timber garage. The ground floor accommodation comprises a welcoming entrance hall, a bright and spacious open-plan kitchen/dining area, a utility room, and a contemporary shower room. The impressive open-plan space is undoubtedly the heart of the home. This dual-aspect room benefits from an abundance of natural light through thoughtfully positioned glazing, creating a bright and inviting environment ideal for both everyday family living and entertaining. A wood-burning stove provides a cosy focal point, while built-in shelving offers practical storage and display space. The kitchen is finished to an exceptionally high standard and features a range of cream gloss wall and base units, solid wood worktops and a matching breakfast bar. Further features include a 1 ½ bowl stainless steel sink with mixer tap and drainer, an integrated electric hob and oven with extractor hood above, space for a fridge-freezer, and plumbing for a dishwasher. A handy utility room provides additional storage, wall-mounted units, plumbing and space for further appliances. Completing the ground floor is the partially wet-walled shower room, which is fitted with a WC, a wash hand basin with pedestal, heated towel rail and shower enclosure with wet-wall surround. A staircase from the entrance hall leads to the first-floor accommodation, which comprises four well-proportioned bedrooms. Two bedrooms benefit from built-in double wardrobes, while a third features a built-in storage cupboard. This home also enjoys excellent storage throughout. Further pleasing features include air source heating and double glazing throughout, providing efficient heating and enhanced energy efficiency. Externally, the property occupies a generous plot, with the rear garden being mainly laid to lawn with a patio area and sheds, providing an ideal setting for outdoor entertaining and al-fresco dining. The front and side elevations are also laid to lawn, and the garage offers additional storage and parking options. This attractive home combines spacious accommodation, quality finishes and excellent outdoor space, making it an ideal purchase for families, professionals or those seeking a home in the desirable Royal Burgh of Dornoch. 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. It's 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 and secondary schooling, a further and higher education college and an award-winning sandy beach.



Shower Room



WC/Utility Room



Bedroom Three

Rooms & Dimensions

- Entrance Hall
- Kitchen/Diner  
Approx 7.51m x 3.73m
- Utility Room  
Approx 2.76m x 1.61m
- Lounge  
Approx 4.39m x 1.61m
- Shower Room  
Approx 2.72m x 1.38m
- Landing
- Bedroom Four  
Approx 3.72m x 2.90m
- Bedroom Two  
Approx 3.89m x 2.93m
- WC/Utility Room  
Approx 2.10m x 1.81m
- Bedroom Three  
Approx 4.10m x 3.38m
- Bedroom One  
Approx 3.98m x 3.89m

