



4 & 5 Balnapolaig Steading, Dornoch,
Sutherland, IV25 3HA

Offers over £770,000



Two adjoining luxury homes

One exceptional Dornoch opportunity



4 & 5 Balnapolaig Steading offer a rare opportunity to acquire two adjoining luxury homes in a peaceful semi-rural setting just a short drive from Dornoch town centre and Royal Dornoch Golf Course.



Available individually or together, the properties are currently presented as high-quality furnished self-catering accommodation and may suit a wide range of buyers — from those seeking a main residence with additional guest or letting accommodation, to buyers looking for a ready-to-go holiday-let or lifestyle investment.

Together, the two properties provide exceptional flexibility, with generous bedroom accommodation, impressive open-plan living spaces, enclosed garden areas, garaging and beautiful views across the Dornoch Firth.



Why buy both?

- Two adjoining furnished luxury homes
- Currently used as a profitable self-catering holiday accommodation
- Flexible options: live in one, let the other, or operate both
- Ideal for golf, NC500 and Highland holiday markets
- High-quality interiors, furnishings and finishes
- Beautiful views across the Dornoch Firth
- Around 1.5 miles from Royal Dornoch Golf Course
- Currently subject to Business Rates rather than Council Tax
- **Available together at Offers Over £770,000**
- Also available separately: No. 4 at offers over £370,000 and No. 5 at offers over £420,000





4 Balnapolaig Steading, Dornoch,
Sutherland, IV25 3HA

Offers over £370,000

'Plug-and-play' furnished luxury home for sale

- Building / decoration/ furniture all high quality and excellent condition.
- Perfect as main residence or holiday home.
- Option to combine with very profitable holiday-letting business.
- Both properties are currently subject to Business Rates (£900 each in 2025-26) NOT Council Tax
- Beautiful views over Dornoch Firth.
- 1.5 miles from Royal Dornoch Golf Course.
- Offers over £370,000



The Steading is currently being used as luxury self-catering holiday accommodation in Dornoch and is set within a peaceful semi-rural location a short drive from the Royal Dornoch Golf Course and historic town centre. The principal accommodation enjoys stunning panoramic views across the Dornoch Firth to Struie Hill and the mountain ranges beyond. The Steading itself is a converted 150 year old former grain store. The exterior has been sympathetically restored to reflect its original character while the inside is of a modern design, restored to a high standard with great attention to detail. The rooms are bright and spacious and the generous open plan living area with double-height ceiling and large windows showcases the uninterrupted views. The wood burning stove provides a very pleasant atmosphere for relaxing and the space is perfect for entertaining. The Steading offers many pleasing features such as hardwood flooring throughout, a bespoke staircase, and four stunning en-suite bedrooms all with the capacity to accommodate a super king size bed. Viewing is highly recommended to appreciate this unique property.

Location

The Royal Burgh of Dornoch is a historic town on the route of the NC500 scenic drive around the North Highlands. World renowned for its Championship Golf Course, Dornoch is the centre of East Sutherland's increasingly popular golf paradise which includes the iconic courses of Brora, Golspie and Tain as well as Dornoch's second course the Struie. Dornoch is ideally placed for outdoor activities and the area is famed for its beautiful coastline, award winning beach and high quality of life. The town itself has a good range of shops, restaurants and services including a health centre as well as a primary school and Academy. There is a squash court, gym and MUGA available in the town centre.



The Dornoch Firth is designated a Site of Special Scientific Interest and is home to a wide variety of wildlife. As well as being popular with golfers the area attracts walkers and cyclists. First class stalking and salmon fishing are available on nearby estates and rivers. Loch Fleet Nature Reserve is close by and the stunning north-west Highlands, often referred to as the last great wilderness in Europe, containing some of the most beautiful beaches and mountains in Scotland, are also easily accessible. There is a train station across the Dornoch bridge in Tain connecting to daily mainline services which run from Inverness to London and the South. Inverness, 45 miles to the south, has all the facilities of a modern city including an airport with twice-daily flights to London, and regular flights to other UK and European destinations.

Accommodation

Entrance through hard wood door to the rear of the property into:

Vestibule

Door into utility room and a spacious walk-in cupboard housing the electric meter and fuse box. Fitted coat hooks. Half-glazed door into hallway. Centre light. Quality wood flooring.

Utility Room

Front facing window enjoying views across to the Dornoch Firth. Deep laundry basin. Work surface. Fitted base unit. Washing machine. Extractor fan. Open into cupboard housing the underfloor heating controls.

Hall

Bright and spacious hall with an attractive staircase to first floor. The hall allows access to all ground floor accommodation. Quality wood flooring.

Cloakroom

Comprising WC and wash hand basin. Chrome ladder style heated towel rail. Tiled flooring. Recessed lighting. Extractor fan.

Ground Floor Bedroom

This bright, well proportioned room enjoys front facing French doors which lead out to an enclosed garden area. Two rear facing windows with deep display sills. Door into fitted wardrobe. Radiator. Door leads into:



En-Suite Shower Room

Comprising WC, vanity wash hand basin and large, spacious shower cubicle, lined with wet wall panelling and fitted with a mains shower unit. Extractor fan. Rear facing opaque window. Wall mounted mirror with built-in recessed lights. Chrome ladder style heated towel rail.

Open Plan Kitchen/Dining/ Living Room

Bright and spacious room with large windows which allow an abundance of natural light to enter. There are many pleasing features to the attractive room including South facing French doors with large windows above and a multi fuel stove providing an attractive focal point. Wall lights. This room is well positioned to take advantage of the excellent views over the surrounding countryside and across to the Dornoch Firth. The kitchen is fitted with quality units incorporating an island unit with a generous selection of drawers, storage cupboards and built-in Neff hob. Integrated dishwasher, eye level double electric oven. American style fridge freezer with water and ice dispenser. 1.5 sink and drainer with mixer taps. Recessed lighting. Quality wood flooring. Open through to games room which enjoys two front facing windows, wall and ceiling lights.

Games Room

Open through from living area into a multi-purpose space, currently used as a games room. This room has bi-fold doors which open onto an internal corridor which currently allows access to the neighbouring property and garden, however this corridor will be removed by the seller if the properties are sold separately.



Carpeted stairs with rear window to

Landing

Gives access to three bedrooms

Bedroom 2

Nicely proportioned room with front facing window allowing views over to the mountains beyond. Door leads into a walk-in cupboard. Carpet. Radiator. Door into:

En-Suite Shower Room

Comprising WC, wall hung wash hand basin and corner shower cubicle. Chrome ladder style heated towel rail. Wall mounted mirror with built-in recessed lights. Extractor fan. Recessed lighting. Tiled flooring. Tall radiator.

Bedroom 3

Nicely proportioned room with front facing window allowing views across countryside to the Dornoch Firth. Door into wardrobe. Further door leads into En-suite.

En-Suite

Comprising WC, wall hung wash hand basin and large shower with drying tray. Tiled flooring. Chrome ladder style heated towel rail. Rear facing Velux.

Master Bedroom

Extremely spacious and bright room enjoying a double aspect. Carpet. Double doors into fitted wardrobe. Door into En-suite.

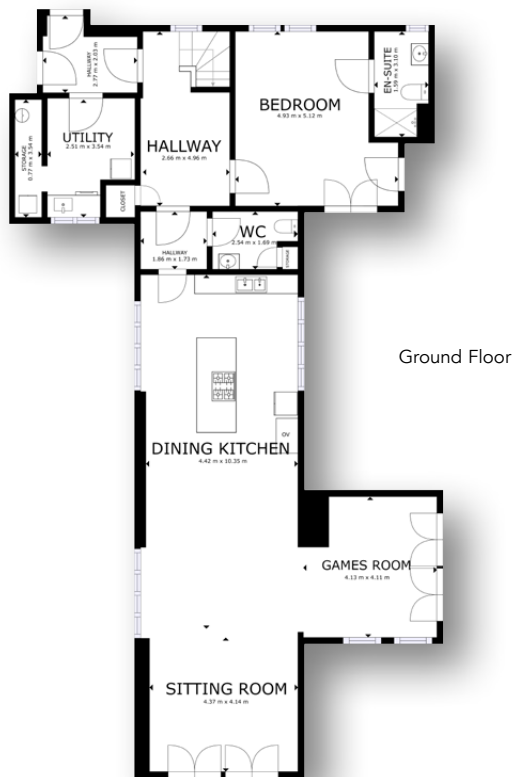
En-Suite

Comprising WC, wash hand basin and shower cubicle. Side facing window. Chrome ladder style heated towel rail. Wall mounted mirror with built-in recessed lights.

Garage

The garage to the property is situated to the rear. Up and over electronic door. Power and light.





Vestibule	2.77m x 2.03m
Utility Room	2.51m x 3.54m
Cloakroom	2.54m x 1.69m
Ground Floor Bedroom	4.93m x 5.12m
En-Suite Shower Room	1.59m x 3.10m
Dining Kitchen	4.42m x 10.35m
Living Room	4.37m x 4.14m
Games Room	4.13m x 4.11m
Bedroom 2	4.46m x 4.90m
En-Suite Shower Room	1.53m x 1.75m
Bedroom 3	5.53m x 4.79m
En-Suite	1.96m x 3.00m
Master Bedroom	4.60m x 6.84m
En-Suite	2.28m x 2.13m

Garden

The garden lies to the front of the property and is laid to grass for easy maintenance.

Post Code

IV25 3HA

Services

Mains water and electricity. Drainage is to a shared septic tank. Central heating is provided by an oil fired boiler to under-floor heating system.

Viewing

Contact the selling agents

Entry

By Arrangement

Price

Offers over £370,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

These Particulars do not constitute an offer or contract and while believed to be accurate are not guaranteed. Offers by offering will be held to have satisfied themselves as to the extent and condition of the subjects of sale as to which no warranty is given or is implied either from these Particulars or from any advertisement for sale of the subjects or otherwise.





5 Balnapolaig Steading, Dornoch, Sutherland, IV25 3HA

Offers over £420,000

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- Perfect as main residence or holiday home.
- Option to combine with very profitable holiday-letting business.
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- Beautiful views over Dornoch Firth.
- 1.5 miles from Royal Dornoch Golf Course.
- Offers over £420,000



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Location

The Royal Burgh of Dornoch is a historic town on the route of the NC500 scenic drive around the North Highlands. World renowned for its Championship Golf Course, Dornoch is the centre of East Sutherland's increasingly popular golf paradise which includes the iconic courses of Brora, Golspie and Tain as well as Dornoch's second course the Struie. Dornoch is ideally placed for outdoor activities and the area is famed for its beautiful coastline, award winning beach and high quality of life. The town itself has a good range of shops, restaurants and services including a health centre as well as a primary school and Academy. There is a squash court, gym and MUGA available in the town centre.



Bedroom 1

The Dornoch Firth is designated a Site of Special Scientific Interest and is home to a wide variety of wildlife. As well as being popular with golfers the area attracts walkers and cyclists. First class stalking and salmon fishing are available on nearby estates and rivers. Loch Fleet Nature Reserve is close by and the stunning north-west Highlands, often referred to as the last great wilderness in Europe, containing some of the most beautiful beaches and mountains in Scotland, are also easily accessible. There is a train station across the Dornoch bridge in Tain connecting to daily mainline services which run from Inverness to London and the South. Inverness, 45 miles to the south, has all the facilities of a modern city including an airport with twice-daily flights to London, and regular flights to other UK and European destinations.

Accommodation

Entrance through hard wood door to the side of the property into:

Vestibule

Door into spacious walk-in cupboard housing the electric meter and fuse box. Fitted coat hooks. Half-glazed door into hallway. Centre light. Stone flagging.

Hall

Bright and spacious hall enjoying an attractive staircase to first floor. The hall gives access to all ground floor accommodation. Quality wood flooring.

Shower Room

The shower room allows disabled access and comprises WC and wall hung wash hand basin. Fully tiled shower cubicle fitted with power shower. Chrome ladder style heated towel rail. Quality wood flooring. Recessed lighting. Extractor fan.



Bedroom 2



Bedroom 3

Utility Room

This practical room is fitted with base units and work surface incorporating a deep laundry sink. Side facing window. Central heating boiler.

Open Plan Kitchen/Dining/Living Room

This substantial, bright and spacious room is an impressive area for entertaining and enjoys large windows which allow an abundance of natural light to enter and is well positioned to take full advantage of the excellent views over the surrounding countryside across to the Dornoch Firth. The contemporary kitchen is well fitted with a generous number of quality units. Integrated dishwasher. Double electric oven. American style fridge freezer. 1.5 sink and drainer with mixer taps. There are many pleasing features to this attractive room. Multi fuel stove provides a pleasing as well as cosy focal point. South facing French doors which lead out to the garden. Recessed lights. Telephone point. Heating control. TV point. Open through to games room which enjoys two front facing windows, wall and ceiling lights.

Games Room

Open through from living area into a multi-purpose space, currently used as a games room. This room has bi-fold doors which open onto an internal corridor which currently allows access to the neighbouring property and garden, however this corridor will be removed by the seller if the properties are sold separately.

Bedroom 4

Set on the ground floor, this nicely proportioned and bright room enjoys double French doors that lead out to an enclosed sitting out area. Rear facing window. Carpet. Door leads into a large walk-in wardrobe and there is a further door accessing the en-suite.



En-Suite

Contemporary room with quality fittings comprising WC, wall hung wash hand basin and large, spacious shower cubicle with fitted power shower. Chrome ladder style heated towel rail. Recessed spot lights. Extractor fan. Rear facing opaque window.

Stairs with rear facing window to

Landing

Allows access to three further bedrooms.

Master Bedroom Suite

This spacious and bright room enjoys two front facing windows commanding panoramic views across to the Dornoch Firth. Double doors lead into a walk-in wardrobe with generous shelving and hanging rails. Hatch to loft.

En-Suite

Comprising WC, wall hung wash hand basin and large shower cubicle, lined with wet wall panelling and fitted with power shower. Rear facing Velux. Large chrome heated towel rail.

Bedroom 2

Enjoying a side facing window. Large slim line radiator. Doors lead into fitted wardrobe and En-suite. Carpet.

En-Suite

Comprising WC, wall hung wash hand basin and shower cubicle, lined with wet wall panelling. Side facing Velux. Recessed lighting. Large chrome heated towel rail.

Bedroom 3

Extremely spacious bedroom with side facing Velux. Double doors lead into wardrobe. Door into En-suite. Carpet. Modern radiator.





Ground Floor

First Floor

Vestibule	2.54m x 1.94m
Shower Room	1.97m x 1.84m
Utility Room	3.11m x 3.21m
Open Plan Kitchen/Dining/ Living Room	Kitchen: 5.69m x 4.70m Dining: 4.15m x 4.70m Living: 5.79m x 4.66m
Games Room	4.77m x 4.86m
Bedroom 4	5.03m x 4.35m
En-Suite	3.09m x 1.51m
Master Bedroom Suite	3.57m x 3.57m
En-Suite	2.93m x 1.87m
Bedroom 2	4.79m x 3.59m
En-Suite	1.97m x 2.08m
Bedroom 3	10.35m x 4.51m
En-Suite	2.00m x 2.00m

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En-Suite

Comprising WC, wall hung wash hand basin and shower cubicle, fully lined with wet wall panelling. Side facing Velux window. Large chrome heated towel rail.

Garage

A single garage is situated to the rear. Up and over electronic door. Power and light.

Garden

There are areas of garden grounds to the front, side and rear of the property. The garden is mainly down to grass. A shared access drive and allocated parking area allows parking for several cars to the side of the property.

Post Code

IV25 3HA

Services

Mains water and electricity. Drainage is to a shared septic tank. Central heating is provided by an oil fired boiler to under-floor heating system.

Viewing

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