

2 Campbell Street, Dornoch, Sutherland, IV25 3RB

Offers Over £225,000



**MACKENZIE AND CORMACK**  
Solicitors, Estate Agents & Notaries Public

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Located in a quiet cul-de-sac within a modern and well-established development, this attractive two-bedroom semi-detached home offers stylish, low-maintenance living in the heart of the Royal Burgh of Dornoch.

Built by respected local builder Pat Munro, the property features electric heating, solar panels and double glazing throughout. Finished in a neutral contemporary style, the home is ideal for first-time buyers, downsizers or those seeking a buy-to-let investment in a highly desirable Highland location.

The accommodation comprises a bright entrance hall, a spacious open-plan kitchen/living/dining room with patio doors leading to the rear garden, two double bedrooms and a modern shower room.



The light-filled open-plan living space forms the heart of the home, with dual-aspect windows and ample room for both relaxing and dining. The contemporary kitchen is fitted with a range of wall and base units with wood-effect worktops, integrated electric hob and oven, and space for additional appliances.

Externally, the property benefits from a mono-block driveway providing parking for two vehicles, front lawned garden, and a fully enclosed rear garden ideal for children and pets. A patio area and PVC storage shed complete the outdoor space.



### Accommodation

- Entrance Hall
- Open Plan Kitchen/Living/Dining Room – 6.00m x 6.35m (at widest)
- Bedroom 1 – 3.88m x 2.94m
- Bedroom 2 – 2.94m x 2.80m
- Shower Room – 2.03m x 2.21m

### Features

- Modern semi-detached home
- Two double bedrooms
- Spacious open-plan living area
- Patio doors to enclosed rear garden
- Solar panels
- Double glazing
- Electric heating
- Driveway parking for two cars
- Quiet cul-de-sac setting

### Location

Dornoch is one of the Highlands' most sought-after coastal towns, situated just off the famous NC500 route and surrounded by stunning scenery. The town is renowned for the world-famous Royal Dornoch Golf Course, beautiful sandy beaches, historic cathedral and charming town centre.

Excellent local amenities include primary and secondary schooling, medical centre, independent shops, cafés and restaurants. Further facilities, including supermarkets and a railway station, are available in nearby Tain, approximately 9 miles away. Inverness lies around 45 miles south and offers extensive shopping, leisure and transport links, including an airport with regular UK and European flights.

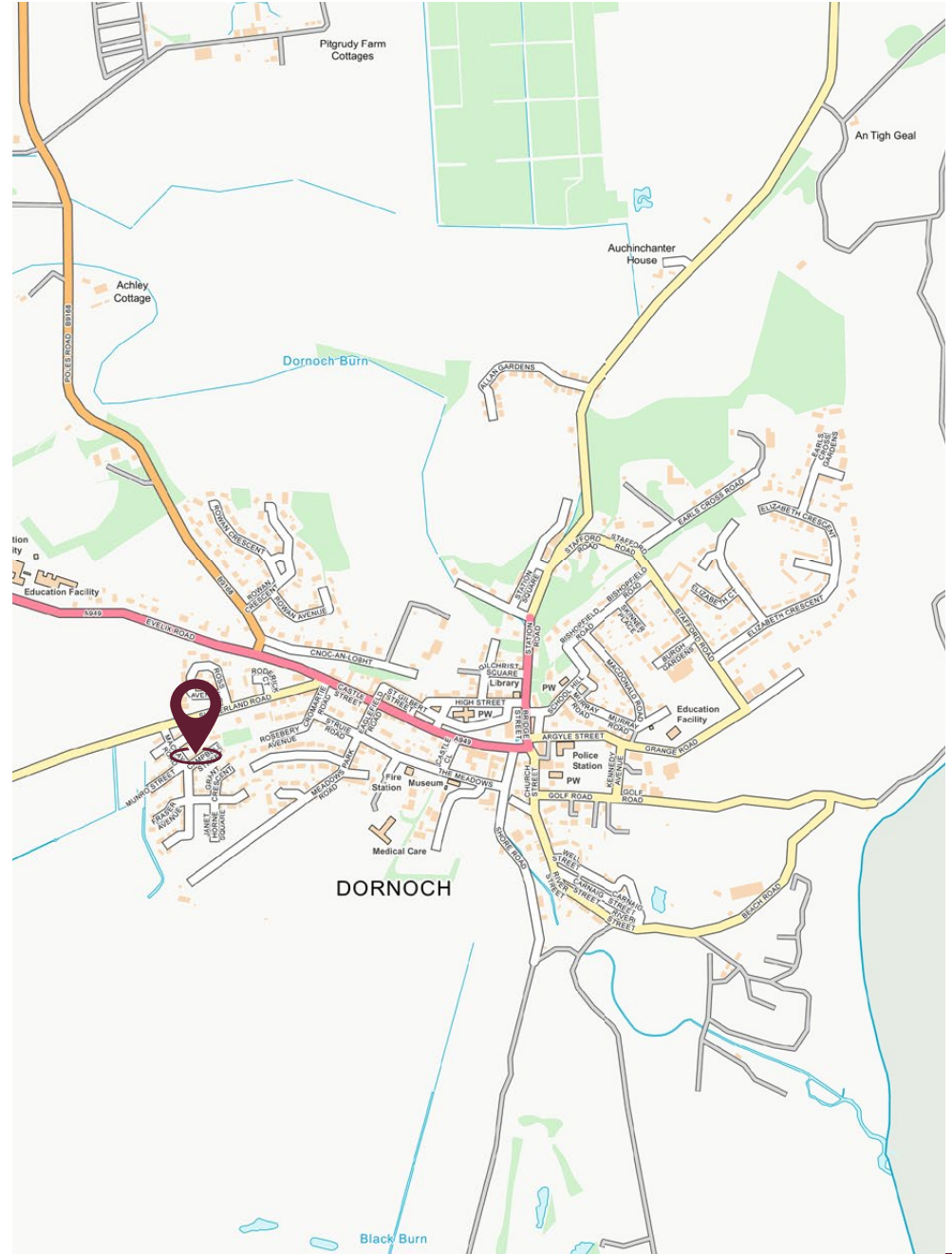
### Additional Information

- EPC Rating: C
- Council Tax Band: C

### Viewing

Viewing is strictly by appointment through the selling agent.





These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.



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