



Greenbank, Meadows Park Road, Dornoch, IV25 3TB

Offers Over £380,000

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- Spacious detached three-bedroom bungalow extending to approximately 175m²
- Principal bedroom with en-suite
- Generous living accommodation with sun room and dining room
- Attractive modern kitchen with Quooker tap and integrated fridge

- Large mature garden with established trees and fruit planting
- Two garden studios, electric sauna and additional storage sheds
- Adjoining garage with electric roller door and solar panels with feed-in tariff

Situated within the highly desirable Meadows Park area of Dornoch, Greenbank is an impressive detached bungalow offering exceptionally spacious and versatile accommodation extending to approximately 175m². Built circa 1993 and owned by the current owners for around 20 years, the property provides a generous layout rarely found in a bungalow of this type. The accommodation comprises three bedrooms, including an en-suite principal bedroom, study, living room, sun room, dining room, kitchen and utility room, together with an adjoining single garage.

Outside, the property enjoys an exceptionally attractive and surprisingly spacious mature garden, which extends considerably further than might be expected from the road. Predominantly laid to lawn and beautifully established with Birch, Rowan, Holly, fruit trees, and an Acer, the mature planting naturally divides the garden into a series of enclosed areas, each offering its own sense of interest and character. A brick-paved patio and pergola sit immediately to the rear of the kitchen, providing an ideal space for outdoor dining and entertaining. The front garden features a mature cherry tree, while the brick-paved driveway provides ample parking for two vehicles.

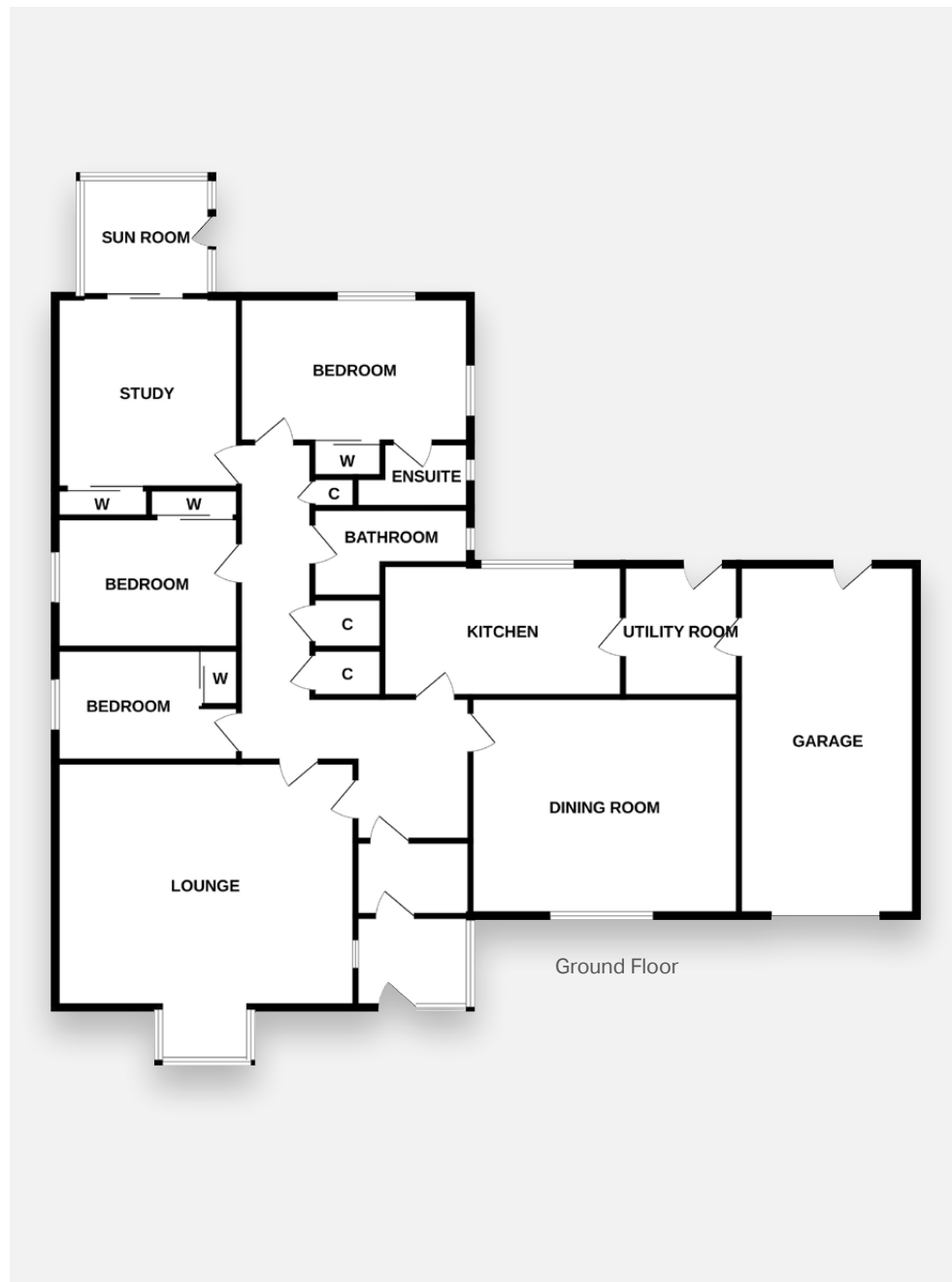
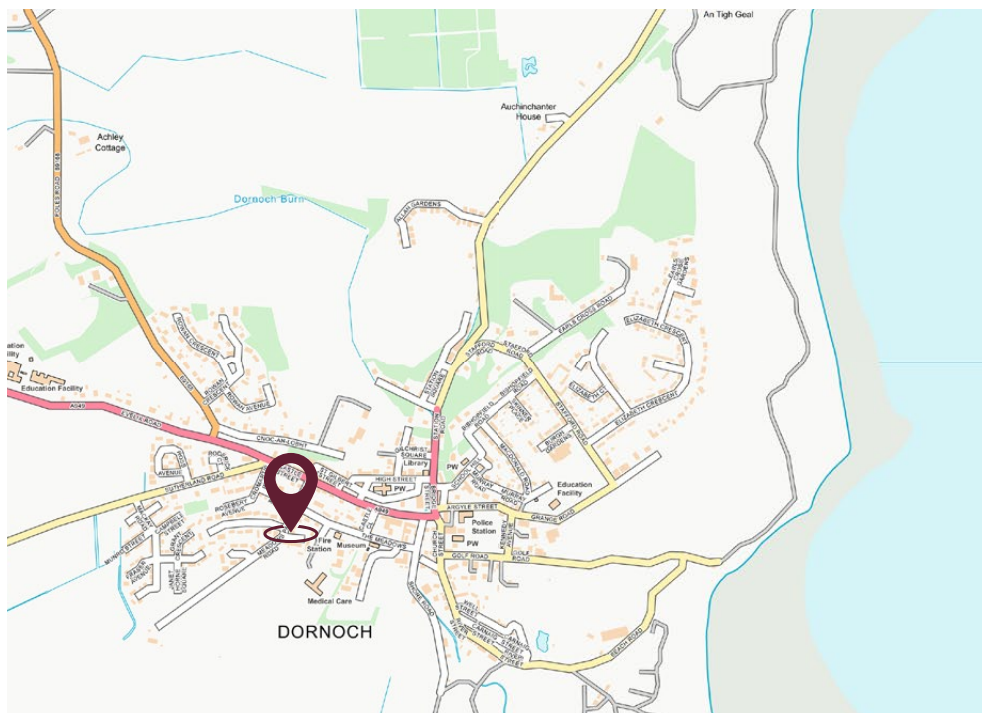
The property is particularly well suited to modern family living, with generously proportioned rooms and excellent storage throughout. The welcoming hallway benefits from three useful storage cupboards, while the kitchen features attractive mirrored cabinets, an integrated fridge and a Quooker boiling-water tap. The adjoining utility room provides additional practical space. Oil-fired central heating serves the property, while the garage benefits from solar panels with a feed-in tariff, providing an additional benefit to the home.

The property also offers an impressive range of additional accommodation and facilities, including a large garden studio, a smaller studio, a garden shed housing an electric sauna and a further shed for garden equipment. Meadows Park is ideally positioned for enjoying everything Dornoch has to offer, including its award-winning sandy beach, world-renowned Royal Dornoch Golf Club, local schools, shops, restaurants and leisure facilities. Combining exceptional space, a beautiful established garden and a sought-after location, Greenbank represents an outstanding opportunity to acquire a substantial Highland bungalow.





Living Room	6.07m x 5.11m	Bedroom 1	4.79m x 3.07m
Sun Room	4.10m x 2.75m	En-suite	2.03m x 1.61m
Dining Room	3.17m x 4.15m	Bedroom 2	3.06m x 1.61m
Kitchen	4.19m x 3.18m	Bedroom 3	2.67m x 3.37m
Utility Room	1.63m x 3.19m	Bathroom	2.26m x 3.71m
Study	3.40m x 4.48m		



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.

