



A charming three-bedroom bungalow in picturesque Dornoch, offering space, comfort, and potential



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Welcome to Colonsay, a charming 3-bedroom detached bungalow, perfectly situated in the picturesque town of Dornoch. This property offers a rare blend of space, comfort, and potential, just a short stroll from the town's amenities and the world-renowned Royal Dornoch Golf Course.

THE KITCHEN



Step inside to discover an inviting layout. The kitchen, complete with a serving hatch, opens into a spacious dining area, a perfect space for family meals or entertaining.

THE LOUNGE/DINER



The living and dining area, thoughtfully separated by a two-step rise, creates a sense of flow and elevation, leading to a delightful conservatory that bathes the space in natural light.



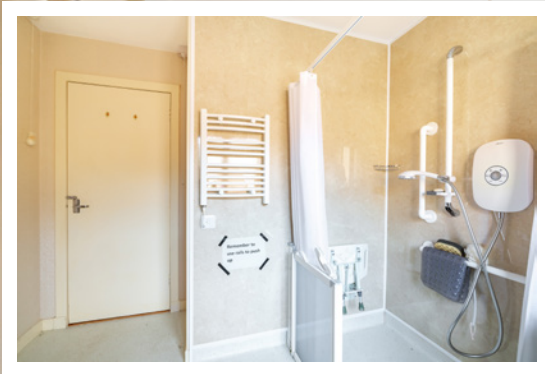
THE CONSERVATORY





Designed with accessibility in mind, the shower room has previously been adapted for mobility needs, offering both convenience and comfort. The home boasts three well-proportioned bedrooms: two generous doubles with built-in storage and a third versatile single, ideal as an office or guest room.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



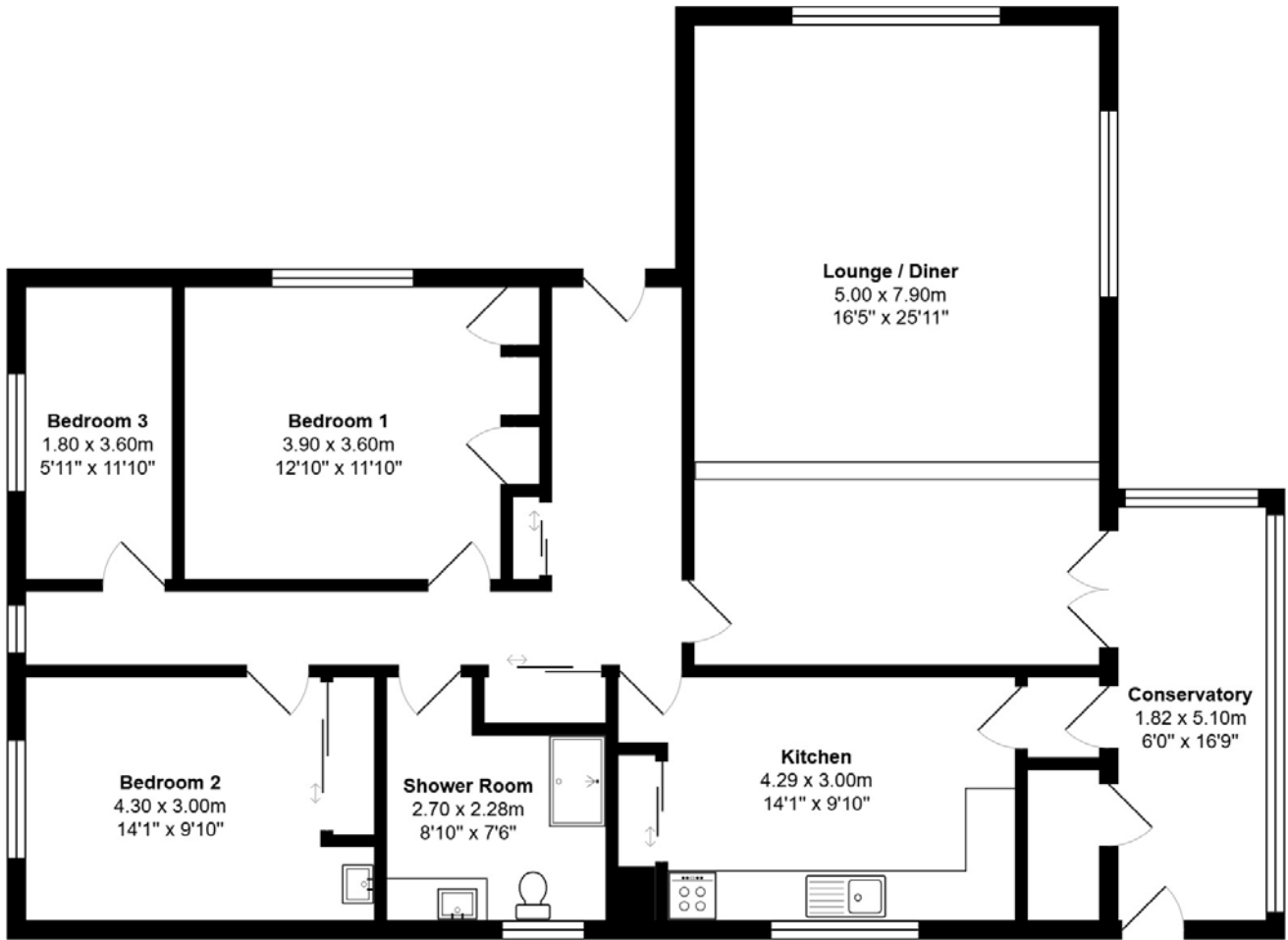
Outside, the property is equally appealing, with a private garden space for relaxation or gardening enthusiasts and a gated off-road parking area for secure, easy access.

Colonsay offers a fantastic opportunity to establish a lucrative holiday let or craft your perfect Highland home. Whether you envision it as a tranquil retreat for golfing getaways or a permanent residence, this property provides the ideal setting to enjoy the charm, lifestyle, and natural beauty that Dornoch has to offer.

EXTERNALS

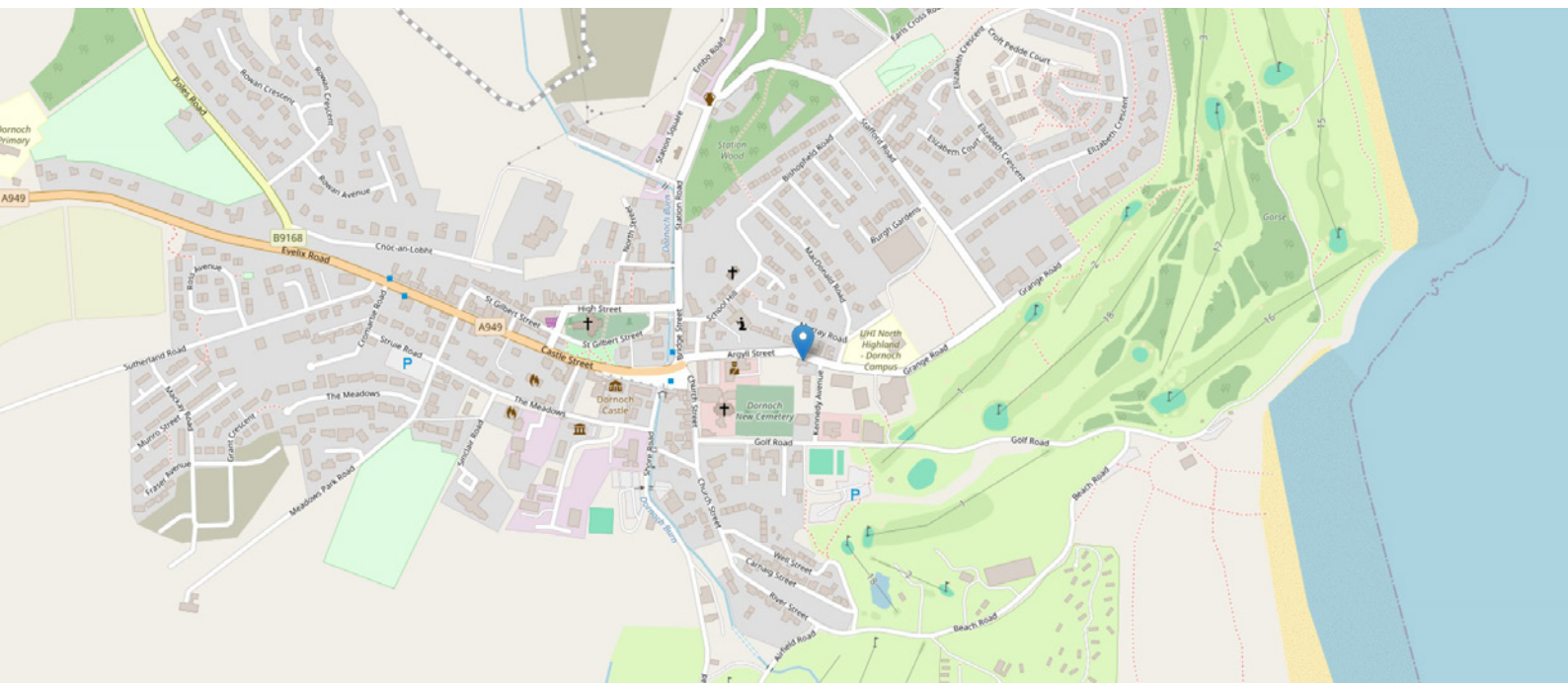


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 127m² | EPC Rating: E



THE LOCATION

Immersed in the captivating ambience of the Scottish Highlands, Dornoch is a jewel of a town, distinguished by its unique character and historical treasures. The town square stands as a testament to its rich heritage, with the iconic Dornoch Cathedral presiding over it. A stroll through this historic space reveals the original Castle, now an inviting hotel, the Courthouse transformed into a bustling cafe/restaurant, and the former jail, reborn as an upscale department store.





Golf enthusiasts flock to Dornoch, drawn by the world-renowned Royal Dornoch Golf Club. This prestigious club not only boasts the iconic Championship Course but also offers the lesser-known yet equally challenging Struie Course. The allure of these courses attracts golf aficionados from around the globe, creating a vibrant and dynamic atmosphere in the town.

Dornoch seamlessly blends its historic charm with modern conveniences. Quaint family shops, a diverse array of businesses, and a cosmopolitan selection of restaurants and cafes line its streets. Essential services, including doctors and dentists, are conveniently within walking distance. The esteemed Dornoch Academy ensures quality education for residents.

Just over 40 miles away lies Inverness, the capital of the Highlands, a bustling city that complements Dornoch's charm. Boasting retail parks, cultural institutions, and excellent medical facilities, Inverness is well-connected by road, rail, and air to other UK and overseas destinations. Venture beyond Dornoch to explore the treasures along the North Coast 500 Route, including Loch Fleet, Tarbet Ness, Golspie, and Strathbora. Landmarks like Skibo Castle and the ever-popular Dunrobin Castle add to the region's allure.



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