

# 34 Pitgrudy Holiday Park

PITGRUDY, DORNOCH, HIGHLAND, IV25 3HY



*MODERN CHALET IN A TRANQUIL, AWARD-WINNING HOLIDAY PARK NEAR DORNOCH*



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This well-presented, fully furnished Delta Saffron 2022 chalet is located in a peaceful, award-winning holiday park near Dornoch, offering a tranquil retreat with beautiful views through the French doors towards Dornoch and the sea. Bought new in September 2022, the chalet is in excellent condition, with all fittings, decking, and furnishings installed at the same time.

The accommodation includes an open-plan living/kitchen/dining area, a shower room with WC, two bedrooms, and a spacious decking area, perfect for enjoying the stunning surroundings.

The chalet is sold fully furnished, including the cooker, fridge/freezer, and Egyptian cotton bedding/towels (please note, TV, mobile router, and small appliances are not included). Currently, it is operated as a busy short-term let and can be used as a holiday home or residential property. If purchased for holiday letting, the property will be sold as an ongoing business with the letting licence paid until 1st August 2025 and all existing bookings.

This property offers a fantastic opportunity to own a modern holiday home in a sought-after area, with easy access to Dornoch's local amenities and scenic attractions.

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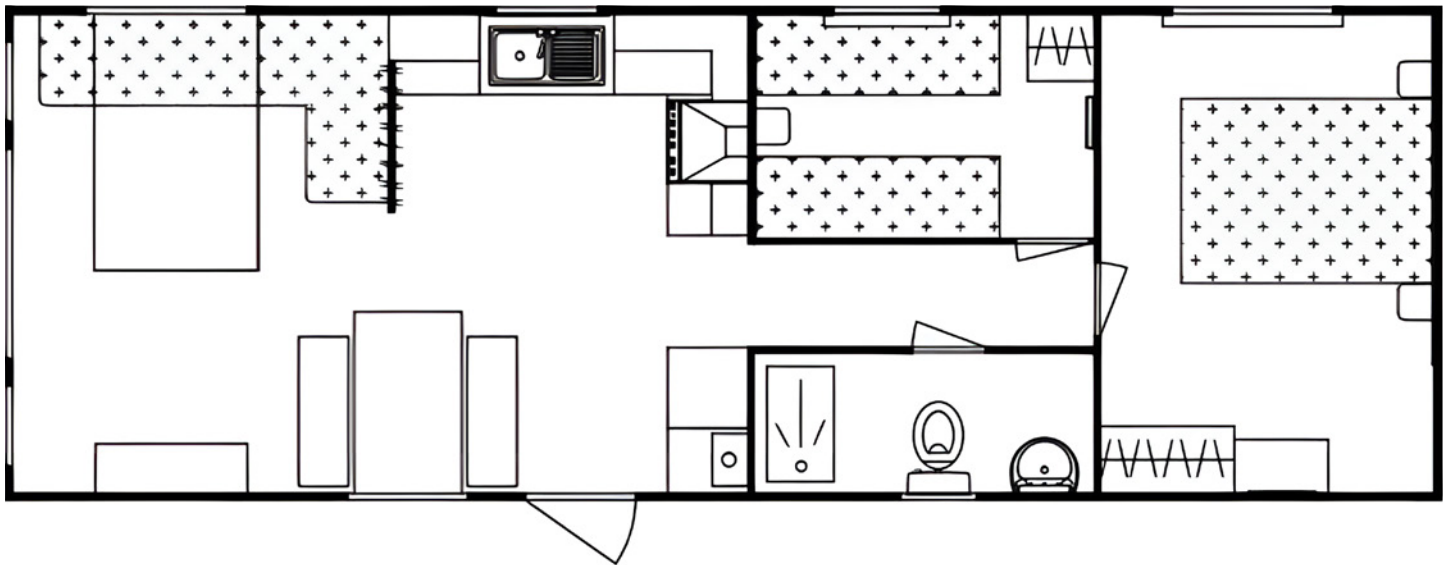






## The Bedrooms





**Floor Plan**



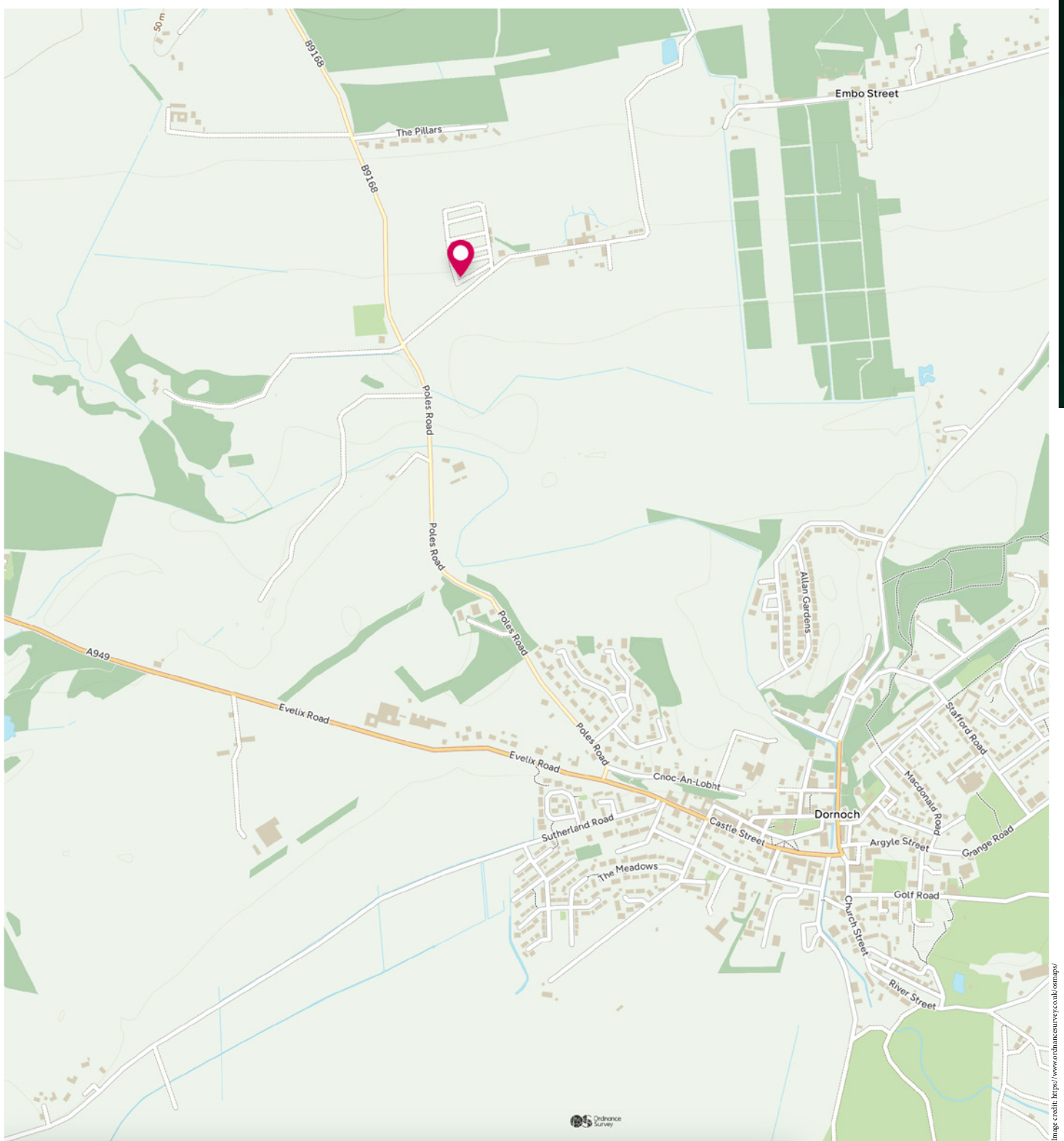


Pitgrudy Caravan Park is ideally situated in the picturesque and peaceful area of Dornoch, located on the stunning north-eastern coast of Scotland. Nestled within the beautiful Highland countryside, the park offers a tranquil retreat with breathtaking views of rolling hills and the nearby Dornoch Firth. The charming town of Dornoch is just a short distance away, offering a range of local amenities including shops, cafes, restaurants, and the renowned Dornoch Beach, known for its golden sands and scenic beauty.



The surrounding area is perfect for outdoor enthusiasts, with easy access to walking trails, golfing at the prestigious Royal Dornoch Golf Club, and a variety of water-based activities along the coast. The location offers a peaceful rural setting, perfect for a relaxing getaway, while still being within easy reach of nearby towns and larger cities like Inverness. It's an ideal spot for those seeking a tranquil retreat with access to nature and modern amenities, making it perfect for holidaymakers.





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THE SUNDAY TIMES  
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