



Royal Dornoch Golf Club, Loch Fleet, Embo Beach



The Local Area

Crann Faibhile is located off the A9 trunk road, just north of Dornoch in the Scottish Highlands and enjoys an idyllic rural setting in the midst of the spectacular mountain landscape of Loch Fleet. Rogart Primary School provides early schooling, with senior pupils having the choice of attending Golspie High School or Dornoch Academy, for which daily transport is provided. Rogart also has a convenience store, Post Office, veterinary surgery, hotel, garage and petrol station, with further amenities such as chemist,

supermarkets and banks to be found close by at Dornoch, Tain and Golspie.

There are regular commuter trains to Inverness from Pittentrail Station with the road journey taking just over an hour. Inverness, the capital of the Highlands, provides all the attractions and facilities one would expect to find in a thriving city environment. Acknowledged to be one of the fastest growing cities in Europe, it provides a range of retail parks along with excellent cultural, educational, entertainment

and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.

Loch Fleet Nature Reserve is on your doorstep with the ruggedness of the north-west Highlands, often referred to as the last great wilderness in Europe, making some of the most beautiful beaches and mountains in Scotland easily accessible. Golfers have plenty to choose from with courses at Royal Dornoch, Tain, Brora and Golspie a short drive away.

Crann Faibhile



McEwan Fraser Legal are delighted to offer a rare opportunity to purchase this beautifully presented bespoke detached property, completed in 1997 from traditional materials. The property is set in a quiet and peaceful location close to Loch Fleet and offers a very flexible layout with up to seven bedrooms available for use, which made it ideal for its former use as a Bed and Breakfast establishment.

This accommodation is over two levels to include lounge with solid fuel stove, modern well-fitted

kitchen/dining/family room, sitting-room (currently being used as a studio) with sold fuel stove, utility room/WC, master bedroom with en-suite and two additional bedrooms on the lower floor.

The upper floor has four bedrooms (two with en-suites) and a family bathroom. One of the bedrooms was previously used as a guest lounge.

The secluded garden grounds extend to 0.8 acre (0.33 hectare) around the property and is

convenient for access to the A9 trunk road. The impressive garage/workshop would support a small business or offer excellent storage facilities. A gravel driveway provides extensive parking. The property benefits from double glazing and Total Control electric heating.

This lovely property would make a wonderful family/holiday home or could readily revert back to a guest house/holiday let.





Property Specifications

Approximate Dimensions
(Taken from the widest point)

Lounge	6.00m (19'8") x 4.50m (14'9")
Kitchen/Diner	3.30m (10'10") x 2.00m (6'7")
Studio	4.80m (15'9") x 4.50m (14'9")
Utility	2.90m (9'6") x 1.76m (5'9")
Bedroom 1	5.50m (18'1") x 2.90m (9'6")
En-suite	2.00m (6'7") x 1.80m (5'11")
Bedroom 2	4.50m (14'9") x 2.50m (8'2")
En-suite	2.50m (8'2") x 1.50m (4'11")
Bedroom 3	3.40m (11'2") x 2.60m (8'6")
Bedroom 4	5.50m (18'1") x 3.50m (11'6")
Bedroom 5	3.80m (12'6") x 2.80m (9'2")
Bedroom 6	3.80m (12'6") x 3.00m (9'10")
Bedroom 7	3.80m (12'6") x 3.50m (11'6")
En-suite	3.11m (10'2") x 1.58m (5'2")
Bathroom	2.80m (9'2") x 1.90m (6'3")
Upstairs Bathroom	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m²) - 237m²

EPC Rating - D

Extras
(Included in the sale)

Furnishings and other contents may be made
available to a potential buyer.

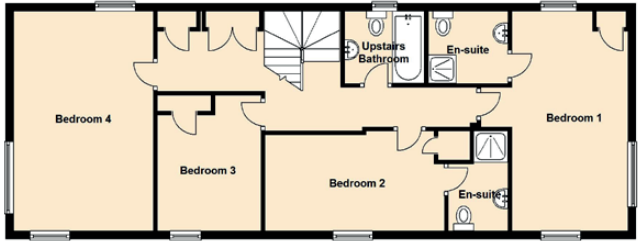


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