



# Deans Park Dornoch



An exclusive and stylish development of energy efficient homes in one of the Highlands most sought-after locations

## DORNOCH | A world of its own

If you are looking for a change of lifestyle that will offer a higher quality of living, at a pleasant pace with stunning scenery, Deans Park, Dornoch is the place for you.

With the most breath-taking views and tranquil surroundings, the Highlands is regarded as one of the most sought-after home destinations in the U.K. The peaceful lifestyle coupled with the picturesque landscape and beauty makes it a world of its own.

The Royal Burgh of Dornoch is an historic small town situated on the edge of the Dornoch Firth. A thriving community today, although small in population with fewer than 2500 residents, the area is large in hospitality offering a wide range of shops, businesses, and hotels, well performing primary and secondary schools and a further and higher education college.



Royal Dornoch Golf Clubs Championship Course is currently ranked 3<sup>rd</sup> in the world (Golf Digest 2022-23). The area also boasts tennis & squash courts, a bowling green and swimming pools. The award-winning golden beaches offer safe sea bathing. River, loch, and sea fishing can all be undertaken locally.

## DEANS PARK | Homes you'll love to live in

Deans Park is located to the Southwest boundary of the town, close to the Royal Dornoch Golf Club's "Struie" course and has been specifically developed to compliment the elegance and character of the sandstone cottages and town houses, which line Dornoch's peaceful streets and lanes. Complete with its own town square Deans Park has a distinctively community focused character which adds to the appeal of the development. Each property has been carefully and exclusively designed to embrace the historical and traditional character of old town Dornoch, whilst satisfying the demands of modern living. This exceptional development gives you the best of both worlds – a fantastically peaceful and scenic location that's only an hour's drive from the Highland Capital Inverness, making it a very accessible location for commuting.

Where the stage of construction allows, at Deans Park Pat Munro Homes offer you the opportunity to personalise your new home by choosing the finishing touches in your kitchen and bathroom, allowing you to create a home you'll love to live in.

# Deans Park Price List

The following price list is based on our standard specification as attached.

## AVAILABLE FOR RESERVATION

Plot No.	House type	Description	Price
501	Etive	3 Bedroom semi-detached villa	Reserved
502	Etive	3 Bedroom semi-detached villa	Reserved
503	Assynt	2 Bedroom semi-detached bungalow	Reserved
504	Assynt	2 Bedroom semi-detached bungalow	Reserved
505	Gillean	4 Bedroom detached villa	Reserved
506	Gillean	4 Bedroom detached villa	Reserved
507	Kintail	3 Bedroom detached bungalow	Reserved
508	Cromarty	4 Bedroom detached villa	Reserved
601	Assynt	2 Bedroom semi-detached bungalow	£222,000
602	Assynt	2 Bedroom semi-detached bungalow	£222,000
603	Carnach	3 Bedroom semi-detached villa	£258,000
604	Carnach	3 Bedroom semi-detached villa	£258,000

Properties can be reserved for a fee of £750, Entry dates to be confirmed in line with reservation agreement. With high quality doors and windows, a high level of insulation and the installation of air source heat pump as standard, your new home will be built to a high standard of energy efficiency.

Each new home comes with your choice from our extensive range of Ashley Ann luxury kitchens Including integrated appliances. Bathrooms and ensuites (where applicable) include contemporary white ware, vanity units and a choice of tiling or wet wall to suit individual preferences.

## LOCATION & PARTICULARS

### ADDRESS

Deans Park  
Sutherland Road  
Dornoch  
IV25 3SX



### DIRECTIONS

From the A9 follow the A949 towards Dornoch, past the Academy, Primary School and war memorial and turn right into Sutherland Road. Follow Sutherland Road for 500m, Deans Park will be on your left-hand side.

### VIEWING

Arrangements can be made to view our properties by contacting our customer representatives on 01349 800019

### CONTACT US:

Pat Munro (Alness) Ltd  
Caplich Quarry  
Alness  
IV17 0XU



Find us on  
**Facebook**

Tel: 01349 800019

Email: [info@patmunrohomes.co.uk](mailto:info@patmunrohomes.co.uk)

Fax: 01349 882019

Web: [www.patmunrohomes.co.uk](http://www.patmunrohomes.co.uk)



# Deans Park Sales Specification 19/01/2024

## CONSTRUCTION

**Walls** are of a timber frame construction with blockwork external leaf finished in with a proprietary silicon-based render. The colours of the render have been redetermined through the planning process. Houses will have complementary pre-cast features.

**Roofs** will be finished in a plain concrete tile. Low level roofline grey painted timber fascia. All gutters and downpipes will be black uPVC.

**The ground floor** will consist of a polished insulated concrete floor. The first floor will be timber joisted with chipboard flooring.

**External Openings** will be high performance PVCu casement windows finished in white and high performance composite external doors of varying colours, depending on house type some will have adjoining fixed glazed panels.

## EXTERNAL FEATURES

**Driveways** are finished in grey lock block with paths to front and rear doors. Parking is within the curtilage of the plot except for plots 509 to 512 which will have parking off a private road.

**Gardens** will be turfed to the front and rear, with paving slabs leading to a rotary drier. Rear gardens will be enclosed with 1.8m high scalloped timber fences. To the rear of South of the development the boundary fences will have feature pillars to some gardens. Gardens will be graded to the natural contours of the land and may contain slopes.

**External tap** will be provided normally below that kitchen window.

## INTERNAL FEATURES

**Heating & Hot Water** will be provided by a highly efficient wet system, sealed, and pressurised with thermostatically controlled radiators and high efficiency hot water cylinder, fuelled by an air source heat pump.

**TV points** are provided in the lounge and master bedroom with ample power sockets throughout. Central ceiling pendant lights are provided in all rooms except for the kitchen areas, bathrooms and en-suites (where applicable) where downlighters will be provided. External lighting is provided at the front and rear door.

**BT points** are provided to the lounge and central cupboard where the ONT for fibre to premises will be located.

**Bathrooms** will include contemporary white sanitary ware; chrome mixer taps and click waste. A thermostatic shower valve and shower screen will be provided over the bath. Vanity units will be provided from a selection of luxury cabinets and worktops.

**En-suites** will include white sanitary ware, chrome mixer taps and click waste, a shower tray with screen and thermostatic shower valve. Vanity units will be provided from a selection of luxury cabinets and worktops.

Deans Park Specification 19/01/2024 continued

**Cloakrooms** will include white sanitary ware with chrome mixer taps and pop-up waste with space for a future shower where appropriate.

**Kitchen & Utility Rooms** will include a choice from an extensive range of quality cabinets, worktops and matching upstands. The kitchens will also include:

- Glass splashback above hob
- Resin based 1 ½ bowl sink and monobloc mixer tap to kitchen only,
- A stainless steel single electric oven
- Electric ceramic hob
- Extractor hood complete with carbon filters
- Integrated dishwasher
- Integrated washing machine except for the Etive, Gillean and Cromarty as these have standalone utility rooms.
- Integrated Fridge Freezer

**Tiling** will be a single row above wash hand basins and vanity units and to full height in shower areas or around baths. All from our extensive range of tile choices.

**Decoration** will be two coats of Raddison emulsion to walls of all rooms, ceilings will be finished smooth with white emulsion and all woodwork will be finished in white satin wood. There will be coving to the lounge and ground floor hallway.

**Internal doors** will be Seville oak with brushed chrome ironmongery. Wardrobe doors will be sliding silver mirrored doors, with the exception of single and walk in wardrobe doors which will match room doors.

An extensive range of options are available. **Choices and options are subject to stage of construction at the point of reservation, please ask your customer representative for more details.**



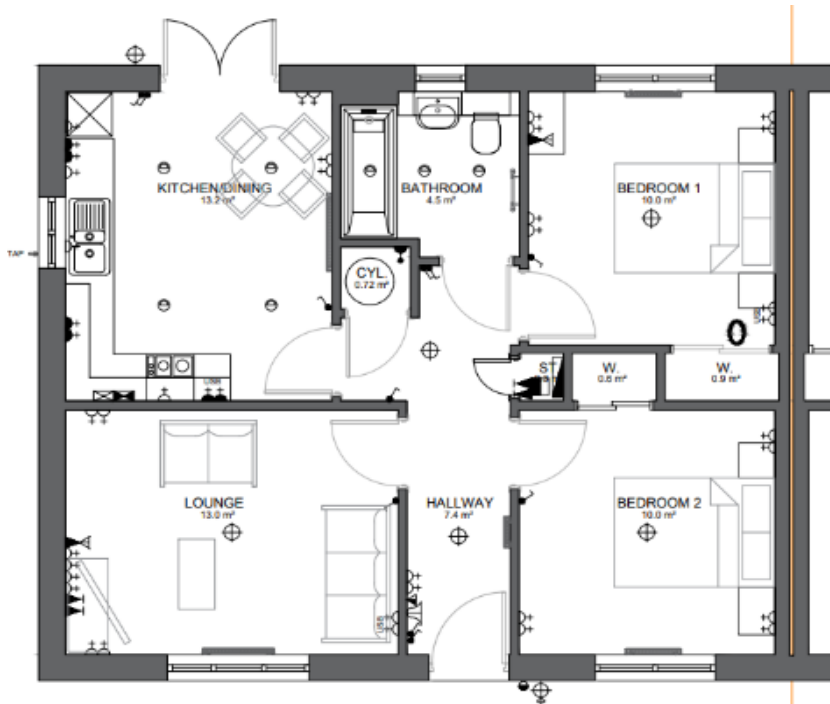
**Pat Munro Homes also comply with the Consumer Code for Homebuilders** which ensures fairness and transparency for purchasers throughout the home buying process. The code aims to ensure all buyers are treated fairly and are fully informed before they purchase and after they move in. More information is available at [www.consumercodeforhomebuilders.com](http://www.consumercodeforhomebuilders.com)



**To ensure your peace of mind** that your new home has been finished to the highest standard it will be covered both during construction and after completion by the NHBC Buildmark Guarantee scheme which provides you with a 2-year Builder Warranty. In addition, your NHBC structural guarantee will run from years 3 to 10. Full details of the Buildmark policy can be viewed at [www.nhbc.co.uk](http://www.nhbc.co.uk)

# ASSYNT | 2 Bedroom Semi-detached bungalow

The Assynt is a delightful 2-bedroom detached bungalow with a generous open plan kitchen, dining and living area

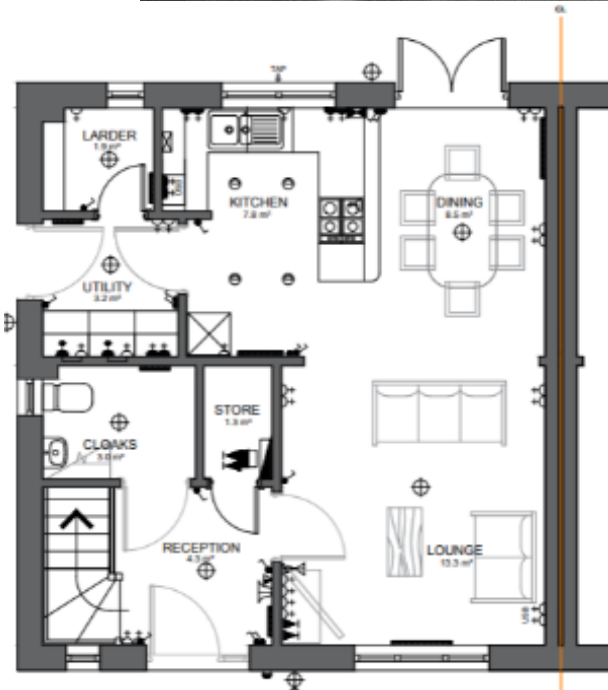


ROOM	SIZE (m)	ROOM	SIZE (m)
Lounge	3.12 x 4.14	Bedroom 2	3.21 x 3.12
Kitchen / dining	3.32 x 3.96	Bathroom	2.23 x 2.12
Bedroom 1	3.12 x 3.24	<b>Gross Internal Area</b>	<b>61m<sup>2</sup></b>

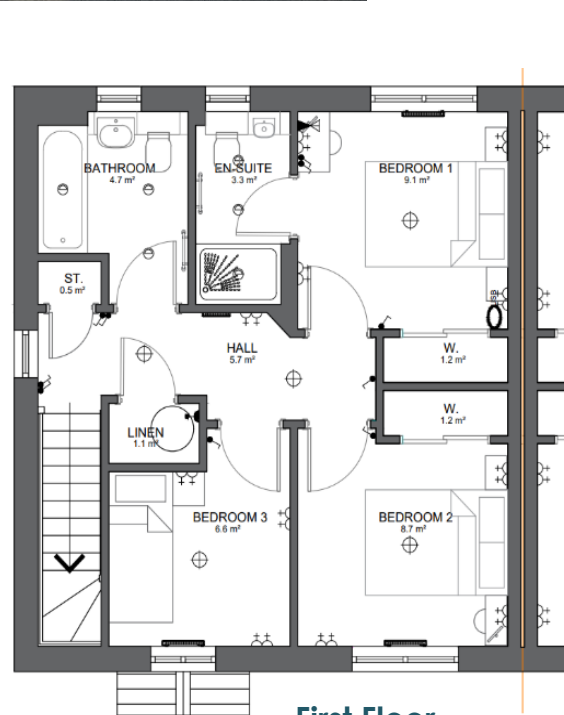
All images are for illustrative purposes only. The measurements or dimensions given should not be used for calculating carpet sizes or appliance & furniture requirements. Copyright, Pat Munro (AIness) Ltd ©.

# Etive | 3 Bedroom Semi-detached Villa

The Etive is a classic 3-bedroom family home with a large living area, perfect for young families.



Ground Floor



First Floor

ROOM	SIZE (m)	ROOM	SIZE (m)
Lounge	3.52 x 3.14	En-suite	1.31 x 2.55
Kitchen / Dining	4.62 x 3.28	Bedroom 2	3.00 x 2.68
Utility	1.80 x 1.85	Bedroom 3	2.55 x 2.89
WC	2.01 x 1.50	Bathroom	2.13 x 2.55
Bedroom 1	3.00 x 2.85		
		<b>Gross Internal Area</b>	<b>95m<sup>2</sup></b>

All

images are for illustrative purposes only. The measurements or dimensions given should not be used for calculating carpet sizes or appliance & furniture requirements. Copyright, Pat Munro (Aleson) Ltd ©.

All

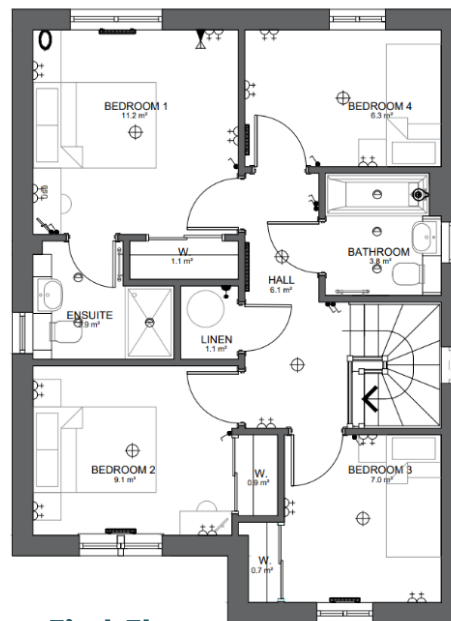


# GILLEAN | 4 Bedroom detached Villa

The Gillean is a beautiful 4-bedroom detached property, with a spacious lounge and large open plan kitchen and dining area.



**Ground Floor**



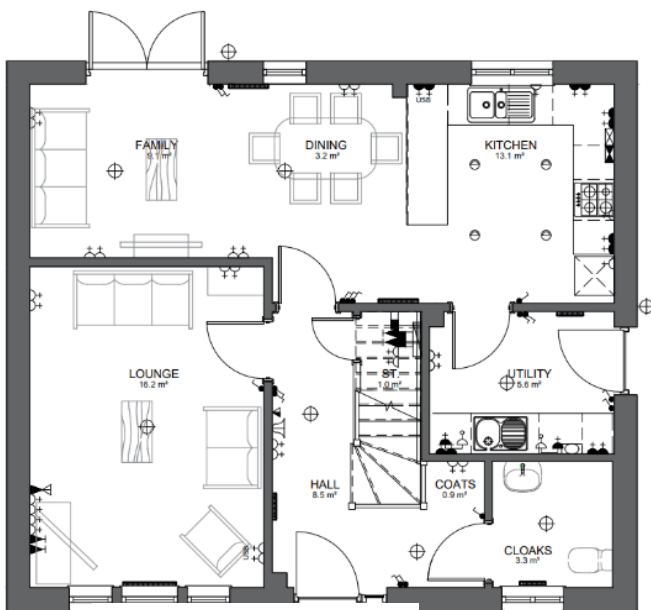
**First Floor**

ROOM	SIZE (m)	ROOM	SIZE (m)
Lounge	4.06 x 4.85	En-suite	2.30 x 1.93
Kitchen/Dining/Family	6.66 x 3.65	Bedroom 2	3.25 x 2.77
W/C	1.00 x 1.74	Bedroom 3	2.56 x 2.74
Utility	1.86 x 1.38	Bedroom 4	3.21 x 2.23
Bedroom 1	3.55 x 3.34	Bathroom	1.89 x 2.00
		<b>Gross Internal Area</b>	<b>116m<sup>2</sup></b>

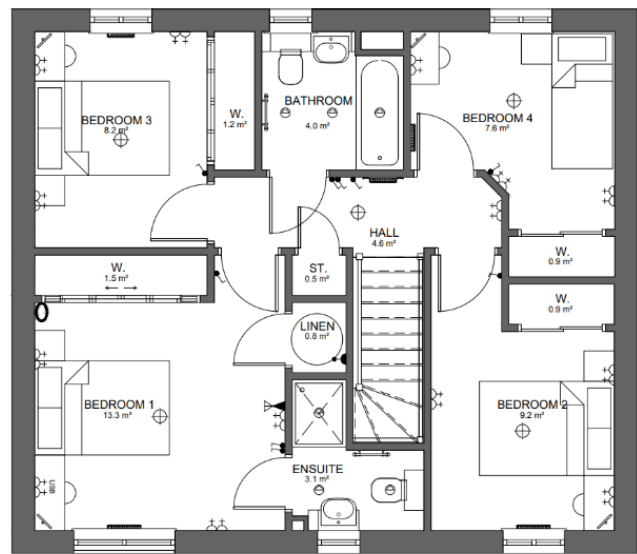
All images are for illustrative purposes only. The measurements or dimensions given should not be used for calculating carpet sizes or appliance & furniture requirement. Copyright, Pat Munro (Ales) Ltd

# Cromarty | 4 Bedroom detached villa

The Cromarty is a stunning 4 bedroom detached property, with a fabulous kitchen/dining area, superb master bedroom with en-suite and 3 great sized bedrooms all with storage.



**Ground Floor**



**First Floor**

ROOM	SIZE (m)	ROOM	SIZE (m)
Lounge	4.72 x 3.44	En-suite	2.24 x 1.96
Kitchen/Dining	3.22 x 8.60	Bedroom 2	2.95 x 2.72
W/C	1.86 x 1.80	Bedroom 3	3.21 x 2.56
Utility	2.10 x 2.72	Bedroom 4	2.93 x 3.03
Bedroom 1	3.38 x 3.71	Bathroom	2.10 x 2.05
		<b>Gross Internal Area</b>	<b>127.28m<sup>2</sup></b>

All images are for illustrative purposes only. The measurements or dimensions given should not be used for calculating carpet sizes or appliance & furniture requirement. Copyright, Pat Munro (A)lness Ltd

# Carnach 3 Bedroom Semi-detached villa

The Carnach is a classic semi-detached villa. A lovely 3-bedroom home, perfect for families



ROOM	SIZE (m)	ROOM	SIZE (m)
Lounge	3.71 x 4.78	Bedroom 1	3.34 x 3.62
Kitchen/Dining	6.00 x 2.92	Bedroom 2	2.90 x 3.62
W/C	1.21 x 2.12	Bedroom 3	3.0 x 2.51
		Bathroom	1.91 x 2.25
		<b>Gross Internal Area</b>	<b>83.4m<sup>2</sup></b>



# Deans Park Dornoch, Site Layout

## Phase 5



### HOUSE TYPE ANALYSIS:-

#### BUNGALOWS:-

 ASSYNT/2BSB/62/677 06 No.

 KINTAIL (IG)/3BDB/128/1378 01 No.  
With Integral Garage


#### VILLAS:-

 AVON/2BSV/83/903 04 No.

 ROSEHAUGH/3BSV/87/936 04 No.

 CARNACH(enh)/3BSV/91/987 06 No.

 ETIVE/3BSV/95/1026 02 No.

 ETIVE-2 /3BSV/95/1026 02 No.  
Alternative Ground Floor Plan

 GILLEAN/4BSV/118/1270 02 No.

 CROMARTY/4BDV/127/1368 03 No.



# Deans Park Dornoch, Site Layout


## Phase 6



### HOUSE TYPE ANALYSIS:-


#### BUNGALOWS:-

 ASSYNT/2BSB/62/677 06 No.


 KINTAIL (IG)/3BDB/128/1378 01 No.  
With Integral Garage


#### VILLAS:-


 AVON/2BSV/83/903 04 No.


 ROSEHAUGH/3BSV/87/936 04 No.

 CARNACH(enh)/3BSV/91/987 06 No.

 ETIVE/3BSV/95/1026 02 No.

 ETIVE-2 /3BSV/95/1026 02 No.  
Alternative Ground Floor Plan

 GILLEAN/4BSV/118/1270 02 No.

 CROMARTY/4BDV/127/1368 03 No.

