

18, The Meadows

Guidebook 2026



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Dornoch

Sutherland

IV25 3SF

www.18themeadows.co.uk



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Welcome to Number 18



Welcome to the beautiful town of Dornoch. Whether you are a first time or returning visitor, Dornoch and the surrounding area have much to offer.

We aim to provide our guests with a welcoming and comfortable space to relax and enjoy. Renovated in 2019 to modernise the property, the master suite has a super king bed with an ensuite bathroom and the other two bedrooms have twin beds. A spacious lounge provides plenty of space for guests to sit back and unwind. Our modern open-plan kitchen is well-equipped and perfect for cooking and socialising. The artwork in the house has been carefully chosen to showcase local artists and points of interest in the local area.

This guidebook tells you all you need to know about the house and lists a few of my family's favourite things to see and do in the area. Please don't hesitate to contact me if you have questions not answered in this guidebook.

Follow us on social media for the latest news on Number 18 and inspiration for your stay with us.

Best wishes, Catherine



Email: hello@18themeadows.co.uk

How to find us

Travelling North on the A9 turn right onto the Evelix Road, signposted Dornoch A949. As you enter the town, turn onto Eaglefield Road on your right, opposite The Eagle Hotel.

At the crossroads continue straight on keeping the car park to your right. Take the next turning right into The Meadows. The house is at the far end of the road on the right of the turning circle. Number 18 is the last house on the right with solar panels.



Find us on Google Maps by searching for 18, The Meadows, Dornoch.

Useful things to know before you arrive

Check-in: from 5 pm

If the house is clean and ready we do try and give guests access before 5 pm. Please make sure we have a mobile number for you so we can contact you on your day of arrival and I will text if we can give you an earlier check in time.



The house keys are in a lockbox. You will be emailed and/ or texted the exact location of the box and the access code 24 - 48 hours before you check in.

Check out: By 10 am

Please check out by 10 am at the latest to allow us time to prepare for the next guests.



Wifi connection

Network name: BTHub6-98WQ

Password: T9GJXufgN74r



Or scan our handy QR code when you arrive for easy access to the WiFi . You will also find it displayed on the hall table.

House rules

We want to ensure a fantastic stay for you and future guests so here are some basic guidelines:

SHOES: Cleanliness is very important to us and to our guests so please remove your shoes before entering the house.

FUN: Enjoy yourself but no parties please.

BINS: We'll notify you by text or email about collection arrangements during your stay. We appreciate your help!

CLEANING: We don't expect you to do a thorough clean before you leave but we do expect you to leave the house in a reasonable condition.

DAMAGES AND SPILLS: Accidents happen. If something gets damaged or spilt please let us know as soon as possible so we can take care of it.

KEYS: We only provide one set of house keys. To ensure everyone in your party has free access to the property, we advise that the keys are popped into the key box whenever going out and that you make sure everyone in your party has the key box code.

GOING OUT: Please close all windows, turn off lights and ensure the front and back doors are locked.

VISITORS: If you plan to have visitors during the day, no problem. But please make sure the only guests who stay overnight are those listed in your reservation. This helps us meet our licensing requirements for maximum occupancy (6 people) and keep our home comfortable and safe for everyone.

PETS: Apologies but we don't allow pets so we can cater for guests with allergies. Please do not bring any pets into the property.

SMOKING: Please don't smoke or vape in or around the property.

OUTDOOR EQUIPMENT: We kindly ask that equipment including golf clubs and bikes are put in the brown garden shed rather than stored in the house.

How to work our heating

HALL, LOUNGE AND KITCHEN HEATING

To keep you warm and comfortable, we have Quantum Dimplex storage heaters in the hall, lounge and kitchen. These storage heaters work with an Economy 7 electricity tariff, which provides cheaper electricity during off-peak overnight hours. The heaters store heat during these cheaper periods and release it gradually throughout the day as needed.

The heaters automatically charge up during off-peak hours when electricity is cheaper. The charging times are:

Summer: 1:30 AM – 8:30 AM

Winter: 12:30 AM – 7:30 AM

The heater then releases the stored heat throughout the day according to your settings. Both wall switches need to be turned on for the storage heaters to work.

If you need any help adjusting the heating, please let us know. We hope you enjoy a warm and comfortable stay!

Setting the Heater to Emit Heat at Desired Times

Step 1: Set the temperature

The temperature on the display is the room temperature the heater will maintain during the “comfort on” heating periods. If the room temperature is above this temperature the fan will not operate. Rotate the selector dial to set your chosen temperature.

Step 2: Setting the timer mode

- Press the Menu button.
- Rotate the selector dial to chose the **Timer mode** and press the selector dial to select.
- Choose **Out all day** - if you only require heat mornings and evening.
- Choose **Home all day** if you are in during the day.

Step 3: Setting Heat for specific times (Timer Mode)

Each timer mode has 3 choices available – **Select**, **Preview** and **Modify**.

- **Select** – choose this timer option.
- **Preview** – view the times currently set.
- **Modify** – change the times currently set.

To change settings in your chosen mode select **Modify** using the selector dial and change each time option by rotating and pressing the selector dial. When a day is complete select save.

Once the first day has been selected the settings can be copied to successive days. Choose **Modify**, selecting the day with the correct settings and choose either **Copy next** or **Copy all**.

To select the mode you have set choose **Select** and press the selector dial.

IMPORTANT – ONCE MODIFIED A PROGRAMME MUST BE SELECTED TO BEGIN USING IT

Now, The heater will now store heat during off-peak hours and release it at your preferred times and temperatures! When the heater is on and emitting heat, the display will show comfort on. When the heater is off and is not emitting heat, the display will show comfort off.

Using Advance Mode for Extra Heat

If you need additional warmth once in a while outside of the programmed times:

- Press the **Advance** button to start the next heating time early.
- IF the heater is in **Comfort On** and heat is not required, press the **Advance** button and the heater will turn off until the next **Comfort On** period.

Please only use the boost function if absolutely necessary. The heater will provide extra warmth, but this will use peak-rate electricity during on peak hours.

Best Practices for Efficiency

- ✓ Keep the heater switched on so it charges during off-peak hours.
- ✓ Use Timer Mode to set heating times that match your routine.
- ✓ Keep doors and windows closed to retain heat.
- ✓ Avoid using Boost Mode too often to keep costs low.
- ✓ Do not block the heater with furniture or clothes.

BEDROOM AND UTILITY ROOM HEATING

We have Quantum Dimplex panel heaters installed in the **bedrooms and utility room**. These heaters provide instant electric heating and are easy to use. Please follow these simple steps for efficient heating.

How to set the heater

- To choose a timer mode press **Menu**, **Enter**, and select the **Timer Mode** using the enter button.
- Using the ▲ / ▼ buttons to select your chosen mode.
- Choose **Out All Day** - if you only require heat mornings and evening.
- Choose **Home All Day** if you are in during the day
- **User Timer** to set your own times.

Each mode has 3 choices available - **Select**, **Preview** and **Modify**.

Select - choose this timer option.

Preview - view the times currently set.

Modify - change the times currently set.

When **Modify** is chosen select and change each option using the ▲ / ▼ buttons to set each heating period. When a day is completed select **Save** to update it.

Once the first day has been selected the settings can be copied to successive days. Choose **Modify**, selecting the day with the correct settings and choose either **Copy Next** or **Copy All**.

To select the mode you have set choose **Select** and press **Enter**.

IMPORTANT – ONCE MODIFIED A PROGRAMME MUST BE SELECTED TO BEGIN USING IT

When the heater is on and emitting heat the display will show 'comfort on'. When the heater is off and is not emitting heat the display will show 'comfort off'. We kindly ask that you use these heaters only when using the bedrooms and that they aren't set to emit heat 24 hours a day.

Best Practices for Energy Efficiency

- ✓ Close doors and windows to keep the heat inside.
- ✓ Do not block the heater with furniture or clothes.
- ✓ Turn the panel heaters off when not needed to save energy.

If you have any trouble using the heating, please have a look at the Quantum and Q-Rad manual kept in the appliances folder in the utility room or contact us.

Around the house...

PARKING: There is plenty of space for at least 3 cars in the driveway at the front of the house.

BINS: We arrange bin collections as needed. General waste is collected on Wednesdays, and recycling on Thursdays when required. We'll notify you by text or email about collection arrangements during your stay. You may notice neighbours putting out their blue or green bins on Tuesdays—this is for Highland Council collection, but our bins are handled by a private contractor and will not be collected on that day.

RECYCLING: Glass bottles cannot be recycled in our bins. We would be grateful if guests could take bottles to the bottle bank located near the Dornoch Garden Centre at the retail park. There is a plastic box in the utility room to store any glass for recycling.

ELECTRICITY USAGE: Number 18 is powered entirely by electricity. We want you to be warm and comfortable but we kindly ask that you be mindful of power usage. Ways you can help are running white goods and charging electrical items during the day when the solar power can be used, keeping doors shut to keep the heat in the rooms during the winter months, using the heated towel rails and panel heaters in bedrooms only when required and ensuring the storage heating in the hall, kitchen and lounge is not set at unnecessarily high temperatures. Many thanks for your cooperation.

ELECTRIC FIRE IN LOUNGE: If you need an extra boost of heat in the lounge the control panel can be located by lifting up the metal front flap at the top of the electric heater. Use the on/ off button to turn the appliance on and then press the 1kw or 2kw heat setting as required. The thermostat can then be used to maintain a comfortable room temperature.

HOT WATER: We have a large hot water tank, so there should be plenty of hot water available. If you do run out, you can boost it using the iBoost in the linen cupboard. Simply press any button to activate the backlight, then press the Boost button to add 15 minutes of heating, up to a maximum of 2 hours. To cancel, press the Boost button repeatedly until "Manual Boost OFF" appears on the display.

KITCHEN/ UTILITY: Under the sink in the kitchen, you will find a supply of washing-up liquid, dishwasher tablets, dishcloths, antibacterial spray and bin bags. In the drawer on the right-hand side of the cooker, you will find spare dish towels and a supply of cling film and foil. In the cupboard under the sink in the utility room, you can find a dustpan and brush, washing pods, and clothes pegs if you want to hang your washing outside on sunny or windy days!

THE KITCHEN HOB: The hob in the kitchen is induction and will only heat up if a saucepan is placed directly on one of the rings. If you have trouble operating the hob, the instruction booklet is in the appliances folder in the utility room

WASHING MACHINE/ DISHWASHER/VACCUM CLEANER: The operation of these appliances is fairly self-explanatory however if you have any problems the manuals for all the appliances are in a folder in the utility room.

TUMBLE DRYER: This is a condenser drier and the water tank at the top left of the machine needs emptying when the red 'empty tank' light comes on. If the machine stops mid-drying it is likely that either the filter needs to be cleaned or the water tank is full.

UNDERFLOOR HEATING IN THE BATHROOMS: The underfloor heating is preset to be at a comfortable temperature at all times. Please don't reset it.

BATHROOM MIRROR LIGHTS: Both bathroom mirrors can be turned on and off by swiping your hand down the outside right-hand side of the mirror.

FIRE ALARMS: The house has smoke and heat detectors. For your safety, please do not tamper with them or remove the batteries. Please do not burn candles or incense sticks, as they pose a fire risk. Please familiarise yourself with the fire plan included in the Guest Information folder.

TOILETS: Please don't put anything but toilet paper down the toilets. There are bins provided in each bathroom.

CHILDREN: We have a travel cot, night light, step stool, travel black out blind, high chair and one bed guard available. Waterproof mattress protectors are on all the beds.

BLUETOOTH SPEAKER: Instructions on how to use this are in the Guest Information folder in the property. Please ensure you return the charging cable for future guests.

HALL: The linen cupboard in the hall has an ironing board, iron, laundry basket, shark hoover, brush, flash power mop, and clothes airer. It's also a lovely warm cupboard and good for drying clothes!

LOUNGE: There is a smart TV for you to sign in to any of your streaming apps - just don't forget your password! The cupboard in the lounge has a few books for adults.

BEDROOMS: The master bedroom has a hairdryer and each bedroom wardrobe has a basket for laundry.

GAMES CUPBOARD: Located the end of the hall (by the bedrooms) this holds children's toys and games. We kindly ask you to replace any items tidily at the end of your stay. Many thanks!

COFFEE: We are coffee lovers and a Nespresso coffee machine with some complimentary pods can be made available on request, please just let us know before you arrive. Additional pods can be purchased in Lidl or Tesco's in Tain.

THE GARDEN: We have planted a variety of herbs in the back garden, please feel free to use them when cooking or as botanicals for your G and T!

The lockable large brown shed to the left of the house is available for guests to store any equipment including golf clubs or bikes. We kindly ask that outdoor equipment is not stored in the house. The shed key is on the set of house keys.

Our bench by the green shed in the back garden is a lovely place to sit with a book and a cup of coffee or a glass of wine! If you would like to eat outside we have a garden table and benches.

Before you leave check list

SIMPLE CLEAN-UP: Before you leave, please pop any dirty dishes into the dishwasher and turn it on. We don't expect you to thoroughly clean the house but we do expect you to leave it in a reasonable condition as this is very helpful, particularly in the busy summer months. Please don't feel you have to strip the beds or wipe the floors, we'll take care of that!

TURN THINGS OFF: Please turn off all lights plus the towel rails in the bathrooms and panel heaters in the bedrooms. No need to turn off the bathroom underfloor heating or the storage heaters in the kitchen, lounge or hall (if on).

CHECK STORAGE SPACES: Please ensure any food and drink are removed from the kitchen cupboards and fridges and that personal items are removed from other storage spaces in the bedrooms and bathrooms.

BINS: Please empty the bins in the kitchen and place all the rubbish and recycling in the correct outside bins by the brown shed. Please take any glass recycling to the recycling centre at the retail park.

LOCK UP: Please turn off all the lights, shut any open windows and lock both the front and back door.

KEYS: Please return the house keys to the key box and scramble the code.

If you could leave us a lovely review on Facebook or Google it would be much appreciated!



Discovering Dornoch

The best place to find out all you need to know is on the [This Is Dornoch](#) website but here are a few of our favourite shops and restaurant.

Milk & Honey



A family favourite of ours. Amazing breakfasts and lunches to sit in or take away. Delicious coffee and they have the best carrot cake in the world according to my kids, who are carrot cake experts! Gets very busy in the summer but you can phone in your take away order.

Luigi

Best restaurant in town! My husband recommends the tempura squid and linguine and my son loves the pizzas. It gets super busy in the summer for both lunches and dinner so book well in advance to avoid disappointment.



Capaldis in Court

New to Dornoch in 2026 and situated in the beautifully renovated Dornoch Courthouse. They offer their famous Capaldis ice cream as well as coffee and home baking. They also have ice cream shops in Golspie and Brora!



Surf and Turf

Small sit-in restaurant but mainly takeaway. Choose from a selection of burgers and seafood. I highly recommend their lobster roll. Check out the live lobster tank when you visit!



Dornoch Stores



A beautiful shop offering everyday items and speciality food and drink. Super popular in the summer months as they offer Mr Whippy. We are regular customers!

Dornoch Jail

Gorgeous gifts and local crafts and the perfect place to pick up a present for someone special. Well worth a visit just to see the beautiful displays in this shop.



Dornoch Bookshop



Lovely bookshop with super friendly staff. If they don't have what you are looking for just ask and they will order it for you if they can. You can pick up a copy of Winston the Bear and the Dragon of the Black Firs there - a children's book, set in Dornoch and written by me!

Dornoch Cathedral

An absolutely beautiful building with a rich history. In the summer they offer tours up the tower on a Saturday night when the Dornoch Pipe Band is playing. I can't recommend it highly enough as the panoramic view from the tower is stunning.



Discovering the Highlands

Websites including the [North Coast 500](#) and [Venture North](#) give you lots of information about the Caithness and Sutherland area. Here are a few of our family favourites.

Falls of Shin



You can watch the salmon leap at the Falls and grab a coffee or lunch at the Salt and Salmon Cafe. The salmon leap from April to August but we have always seen them here in July and August. Be aware there are parking charges and you only have 10 minutes to pay after arrival. My advice is to go straight to the cafe to pay. Don't let this put you off, it's a beautiful place to visit.

The Milk Bar

This gem is in the Victorian market in the centre of Inverness. The staff are lovely and the coffee is so much better than the high street coffee chains!



Ledmore and Migdale Woods

This is a great place for walking or picnicking by Migdale loch. Choose from a range of walks and enjoy the beautiful scenery.

Whaligoe Steps

Walk the steep steps down to the stunning natural harbour and find out about its history of fishing and the amazing fishwives who carried baskets of fish up the 365 man-made steps in the 1800s.



Cromarty



Cromarty is well worth visiting to enjoy the gift shops, explore its history and have a delicious lunch at our favourite, Suitors Creek Cafe. It's a lot of fun to catch the small ferry from Nigg across to Cromarty for the day. The ferry runs from 1st June to the end of September. You can take a car or go as a foot passenger. If you are lucky you may see dolphins during the 15-minute crossing.

Anta

Based near Fearn with its gorgeous pottery, textiles and cosy cafe, it's hard not to love Anta.

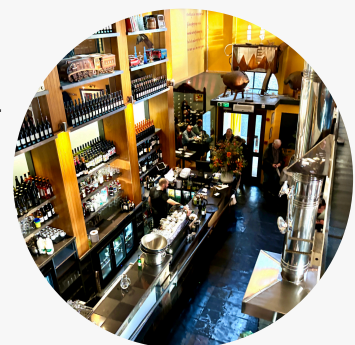


Culloden Battlefield and Visitors Centre

Run by the National Trust for Scotland this is a brilliant place to visit to learn about the Jacobites and walk over the site of the Battle of Culloden.

The Mustard Seed, Inverness

Overlooking the river Ness, we love going here for the pre-theatre menu, which is such good value, before heading to a show at Eden Court Theatre, only 5 minutes walk away.



Ideas to keep the kids entertained!

Go dragon hunting with Winston the Bear!



Winston the Bear and the Dragon of the Black Firs is a children's book set in Dornoch and written by me! Pick up a copy from Winston's website or from the Dornoch bookshop and then go on your own dragon hunting adventure.

[Find out more at www.winstonthebear.co.uk](http://www.winstonthebear.co.uk)

Dornoch Beach

There is hours of fun to be had here for kids searching in the rock pools, paddling in the sea, flying kites and dragon hunting of course. See if you can find the pole featured in Winston the Bear's book! There is a great play park too.



Davochfin Farm



The farm has a driving range, 9-hole pitch and putt, farm tours, fishing, and many seasonal events. Emma and Rob are great hosts and I can recommend it enough for families. My kids love a trip to the farm.

Dunrobin Castle

Take the family to look around this fairytale castle, watch the falconry show and visit their museum which is full of ancient bones and stuffed exotic animals, My kids love the stuffed crocodile!



Big Burn Walk, Golspie



It's a gorgeous walk up the Big Burn Gorge and great for kids as it takes less than an hour. It's exciting crossing all the wooden bridges and finding the waterfall at the end. You can return to the car park after the waterfall or continue up Ben Bhraggie.

Climb Ben Bhraggie

For adventurous kids, this is a steep but very worthwhile walk up the 'The Ben' with its incredible views! We bribe our kids with the promise of a Capaldi's ice cream when finished! It's easiest to walk the long way up around the hill and then come down the steep front path. It takes between 2 and 3 hours round trip.



Skelbo and Camore forest walks

In Camore Woods follow the kid' trails and play in the sand pit and wooden castle. There is lots of fun to be had searching for the wooden sculptures or playing Pooh sticks on the bridges in Skelbo woods. Both are firm favourites of local children and parents.



Loch Fleet Nature Reserve

Loch Fleet is a great place to see the seals basking in the sun at low tide. You can park at the small car park near Skelbo Castle but if you go to Golsipe and follow the golf club road it will take you to Balblair woods there are trails through the pinewoods to the bird hide. If you are lucky you might see an otter or osprey.



Useful local information

EMERGENCY SERVICES: (ambulance, police, fire, coastguard)
Call 999. For non-emergency Police call 101

LAWSON MEMORIAL HOSPITAL: (MINOR INJURIES ONLY) Station Road,
Golspie, KW10 6SU. 01408 633157

RAIGMORE HOSPITAL (Accident and Emergency), Old Perth Road,
Inverness, IV2 3UJ. 01463 704000

DOCTORS: Dornoch Medical Practice, Shore Road, Dornoch, IV25 3LS.
01862 810213

PHARMACY: Mitchells Chemist, High Street, Dornoch, IV25 3SH.
01862 810 253

DENTIST: Dornoch Dental Surgery, Eaglefield Road, Dornoch, IV25 3SU.
01862 810267

DEFIBRILLATORS: There are defibrillators located at: Mitchell's Chemist on the High Street, Dornoch Medical Practice on Shore Road, Dornoch Dental Surgery, Eaglefield Road, The Old School House in Embo, Royal Dornoch Golf Club clubhouse, and the Halfway House on the Championship course.

FOOD SHOPPING: In the town, we have a well-stocked Coop and a Spar plus the Dornoch Stores which sells speciality food and drink.

POST OFFICE: The Post Office is in Mitchells Chemist in the centre of town. We don't have a bank but the Post Office offer a full banking service. There is a cash machine in the Coop and one in the Royal Dornoch Golf Club clubhouse.

SUPERMARKETS: The nearest supermarkets are in Tain, 15 minutes drive away. There is a Tesco, Asda, Coop, Lidl and Home Bargains in the town.

TRAIN STATION: Tain, Station Road, Tain, IV19 1JA. This station is unmanned. For more information visit scotrail.co.uk.