

3 KING STREET, EMBO, BY DORNOCH, SUTHERLAND, IV25 3PU



LIVING ROOM, OPEN-PLAN DINING AREA, KITCHEN, BATHROOM AND THREE BEDROOMS (MASTER ENJOYING EN-SUITE BATHROOM WITH SHOWER)

This well presented, three bedroom detached property is situated in the quiet coastal village of Embo, on the outskirts of Dornoch and is only a short walk to the renowned Embo beach with its clean white sands which stretch north from the village of Embo to the mouth of the River Fleet and are edged by a belt of high sand dunes. The property has been extended over the years and enjoys panoramic views across to the Dornoch Firth from most of the rooms. The Accommodation comprises on the ground floor: Open plan hallway to dining area, living room, kitchen, bathroom and master bedroom with en-suite bathroom with two further bedrooms located on the first floor. The property is fully double glazed and benefits from LPG central heating with the addition of a log burning stove in the living room. Externally, the garden lies to the rear of the property with an additional piece of land to the side. Off street parking is also provided to the side of the property. This property would make an ideal family home or purchase for the buy to let market and viewing is highly recommended.

FIXED PRICE £225,000.00



LOCATION

Embo is a former fishing village with miles of sandy beaches close to hand and lies approximately three miles from the Royal Burgh of Dornoch. The historic Cathedral town of Dornoch offers a variety of recreational and sporting facilities, the most famous being The Royal Dornoch Golf Course ranked amongst the top courses in the world. Dornoch also provides a wide range of facilities including a variety of shops, hotels, service businesses and garages. Education facilities in Dornoch include playgroup, nursery, Primary and Secondary schools.

ACCOMMODATION

Entrance through half glazed front door into:

ENTRANCE HALL

Access is given to lounge, open-plan dining area, kitchen and bathroom. Front facing window with deep display sill. Recessed ceiling lights. Carpeted staircase leads to landing. Carpet. 15-pane door to lounge.

LIVING ROOM

4.73m x 3.75m (15'6" x 12'4")

Nicely proportioned and bright room with double aspect. French patio doors lead out to the rear garden and enjoy views across Embo Beach to Golspie. A feature of this room is the free standing log burning Norwegian Jotul stove set in an open fireplace with tiled hearth and painted wood surround. Two radiators. Wall lights. Deep display sills. Carpet.

OPEN-PLAN DINING AREA

3.58m x 2.59m (11'9" x 8'6")

Front facing window with deep display sill. Built-in wall to wall storage cupboards with hanging rail and shelving. Ceiling light. Carpet. Radiator. Can easily be enclosed to form 4th bedroom accessed from hallway.

BATHROOM

2.84m x 2.13m (9'4" x 7')

Comprising WC, wash hand basin and bath with an electric Mira shower unit over. Wall mirror with shaver socket and light above. Wall mounted Dimplex down-heater. Rear facing window, with deep display sill, fitted with venetian blinds. Vinyl flooring. Extractor fan. Radiator.

KITCHEN

4.13m x 3.49m (13'7" x 11'5")

The kitchen is fitted with a number of wall and base units incorporating a 5-ring range cooker with extractor hood above. 1.5 stainless steel sink and drainer. Tiled splash-back. Centre island with wooden work top and storage under. Plumbed for washing machine and dishwasher. Double sliding doors lead out to the rear garden. Side facing windows. Radiator.

Tiled flooring. Hatch to loft. Two spots on track ceiling lights. Double doors lead through to:

MASTER BEDROOM

5.03m x 3.45m (16'6" x 11'3")

Spacious and bright room enjoying a double aspect with views across to the Dornoch Firth. Carpet. Wall lights. Door through to En-suite.

EN-SUITE

3.33m x 2.42m (10'11" x 7'11")

Fully tiled En-suite comprising WC, vanity wash hand basin with

built-in mirror and storage. Free standing bath. Corner shower cubicle fitted with a mains shower unit and lined with wet wall panelling. Side facing window with fitted blinds and deep display sill. Large ladder style heated towel rail. Hatch to loft. Recessed ceiling lights.

From the front hall, a carpeted staircase leads up to the Fisherman's landing.

LANDING

Access is given to two bedrooms. Front facing Velux. Built-in storage. Hatch to loft. Recessed ceiling lights.

BEDROOM 2

3.78m x 3.67m (12'5" x 12'2")

Nicely proportioned double bedroom with front facing window and rear Velux allowing panoramic views across to the Dornoch Firth. Carpet. Coomb ceiling. Recessed ceiling lights. Radiator.

BEDROOM 3

3.86m x 3.65m (12'8" x 12'2")

Another nicely proportioned double bedroom with front facing window and rear Velux again allowing panoramic views across to the Dornoch Firth. Carpet. Coomb ceiling. Recessed ceiling lights. Radiator.

GARDEN

Entrance to the fully enclosed rear garden is through a wooden gate to the side of the property. The garden is mainly laid to grass for easy maintenance. There is an additional area of land bisected by a roadway to the side along with a driveway providing off-street parking. This area of land is ideally suited to accommodate a garage/outbuilding or summerhouse.

COUNCIL TAX BAND

Band 'C'

EPC BAND

Band 'F'

POST CODE

IV25 3PU

SERVICES

Mains water, electricity and drainage.

VIEWING

Contact the selling agents

ENTRY

By Arrangement

PRICE

Fixed price £225,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

These Particulars do not constitute an offer or contract and while believed to be accurate are not guaranteed. Offerers by offering will be held to have satisfied themselves as to the extent and condition of the subjects of sale as to which no warranty is given or is implied either from these Particulars or from any advertisement for sale of the subjects or otherwise.

