

Mo Dhachaidh, Balnabruach, Portmahomack, Ross-Shire IV20 1YN

Offers Over £290,000





Superb opportunity to purchase a beachfront property with stunning panoramic views. Mo Dhachaidh is a semi-detached property in the small community of Balnabruach in Portmahomack overlooking the Dornoch Firth. Accommodation: Sun Room, Hall, Living Room, Kitchen/Diner, 3 Bedrooms (1 En-suite) and Bathroom. The property benefits from double glazing and oil fired central heating. Garden ground to front and rear with a large wooden shed. Detached double garage and generous driveway parking. Mo Dhachaidh enjoys access to the sandy beach and the coastal walk to nearby Inver. Far-reaching views across to Sutherland and the hills beyond. Situated on a no-through road with little passing traffic. All furniture is included in the sale. Viewing is highly recommended.

Balnabruach is a desirable area in Portmahomack, a popular seaside village with the lowest rainfall in the Highlands. The village has panoramic views over the Dornoch Firth to the Sutherland hills with the main street following the curve of the sandy beach. There is a post office/shop and the renowned Oyster Catcher restaurant. In addition to Portmahomack's award winning beach there is a harbour, Golf course and Primary School. The Carnegie Hall has a popular café and hosts a range of community activities.



Sun Room: 3.69m x 3.15m

Welcoming sunny sun room entered via a glazed Upvc front door. Glazed on three sides with open views over farmland to the front. Tiled floor and practical coat cupboard. Further glazed door to the hall. Radiator.

Kitchen/Diner: 4.80m x 2.90m

Spacious and bright dining kitchen with two windows overlooking the Dornoch Firth. Generous base and wall mounted storage with solid wood worktops and a Belfast sink. Integral fridge-freezer, Samsung oven and 5-ring gas hob with extractor hood over. Beko dishwasher and Samsung microwave are included. Ample space for dining. Radiator.

Rear Hall: 1.05m x 1.00m

Accessed from the kitchen, providing external access to the side of the property. Large cupboard stores the central heating boiler.

Bedroom 1: 4.66m x 3.55m

Light double-aspect room with windows to the front and side with views over neighbouring farmland. Built-in wardrobe with hanging rail and top shelf. Radiator





En-Suite: 2.30m (w) x 1.80m (w)

Practical room with WC, wash hand basin and electric Mira Sport shower. Shaver light and mirror. Extractor fan and towel radiator.

Bedroom 2: 3.67m x 2.97m

Second double bedroom with window to the front. Built-in wardrobe with shelving and hanging rail. Radiator.

Bedroom 3: 3.18m x 2.90m

Sunny double bedroom with window to the rear overlooking the beach and Dornoch Firth. Built-in wardrobe with top shelf and hanging rail. Radiator.

Bathroom: 3.43m x 1.62m

Fresh room with Velux window. Modern white suite with WC, wash hand basin, bath and separate shower cubicle with mains shower. Large shelved cupboard. Extractor fan and towel radiator. Mosaic-style splashbacks.

Hall:

Providing access to all the ground floor accommodation. Under-stair cupboard. Radiator. Stairs lead to an upper landing which has access doors into the eaves. A 15-pane glazed door opens to the living room.

Living Room: 6.00m x 5.30m

Generously proportioned room on the upper floor with panoramic views over the Dornoch Firth to Sutherland. Bright reception room with floor-to-ceiling windows and patio door opening to the rear balcony. Additional Velux windows to the side flood the room with light. Spacious balcony, directly overlooking the beach and over the Firth, maximises the stunning views and sunsets for which Portmahomack is famous. Two radiators.

Garage:

The property has an extensive detached double garage with remote operated sectional door. Storage shelving and Indesit tumble drier. Concrete floor, power and light. Window and pedestrian door to the side.

Externally:

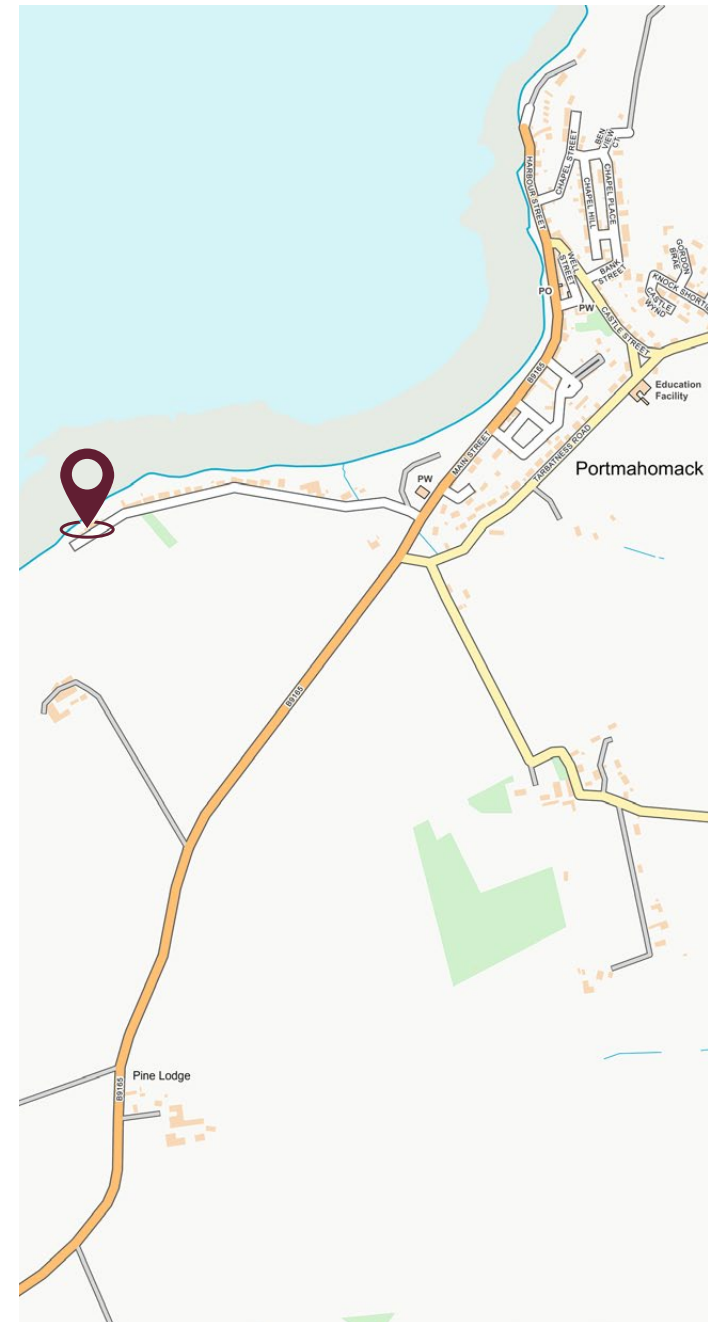
A gated blockwork drive to the front provides off-street parking for a number of vehicles, boats or bikes. Enclosed front garden with an area of lawn with well-stocked flower borders. Gated access down the side of the property to the rear garden which has direct beach access. The rear is laid to grass for low maintenance. The garden has panoramic views over the Dornoch Firth, Portmahomack and the harbour. Private patio directly overlooking the beach. Large shed (4.00m x 2.85m) currently used as a pine-lined beach bar complete with optics and drinks fridge. Could also be used as a studio or home office. External lighting and tap.

Viewing:

Please contact the Selling Agents

EPC Rating: D**Location:**

<https://w3w.co/prone.lilac.zebra>



These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.



MACKENZIE AND CORMACK
Solicitors, Estate Agents & Notaries Public

16-18 Tower Street, Tain, Ross-shire IV19 1DZ
T: 01862 892046 F: 01862 892715 E: mail@tainlaw.co.uk
www.mackenzieandcormack.co.uk

rightmove 