

Armada Cottage, Main Street, Portmahomack, Ross-Shire IV20 1YB

Offers Over £95,000





Delightful beach-front property with uninterrupted views over the harbour to the Dornoch Firth. Armadale Cottage is found on the ground floor of a traditional fisherman's terraced property. Accommodation: Kitchen/Dining/Living Room, Bedroom, Rear Hall and Shower Room. Electric heating and double glazed. This walk-in property is situated on the edge of the Dornoch Firth in the idyllic and picturesque fishing village of Portmahomack. Would be ideal for downsizers, first-time purchasers, investors and was previously used as a holiday home. All white goods, blinds and floor coverings are included in the sale. Adjacent Armadale House is also on the market and there is potential to combine both properties.

Portmahomack is an unspoilt fishing village and highly regarded holiday destination, boasting the lowest rainfall in the Highlands. The main street in Portmahomack follows the curve of the sandy beach and is very scenic with beautiful sea views. There is the popular Castle Hotel, renowned Tarbat Golf Club, a primary school and busy Post Office/village shop. The Carnegie Hall Cafe and the Golf Club restaurant also provide dining opportunities. The Famous Royal Dornoch Golf Club and Tain Golf Club's historic links course are close by. Local amenities include the Tarbat Discovery Centre, wild swimming, riding, cycling and mountain-biking. Further amenities can be found in nearby Tain including supermarkets, a post office and secondary schooling.



Kitchen/Living/Dining Room: 4.45m x 4.35m

Entered via a upvc front door this is a bright double aspect room with a window to the side and two deep-silled windows to the front overlooking the beach to the Dornoch Firth beyond. Modern fitted wall and base units with worktop space and under-unit lighting. Stainless steel sink with mixer tap. Laminate flooring in the kitchen area. The white goods are all included in the sale, including integral AEG dishwasher, Zanussi oven/hob, extractor hood and Samsung fridge/freezer. Space for dining. Living area has a multi-fuel stove and a cupboard stores the electric fuses and meter. Gabarron heater. A glazed door leads through to the bedroom.

Bedroom 1: 4.35m x 3.16m

Bright room with window to the front and superb open views. Gabarron electric heater.



En-suite Shower Room: 3.00m (w) x 1.40m

With white WC, wash hand basin in a vanity unit and mains shower. Wetwall splashbacks. Laminate flooring. Extractor fan. Dimplex heater and electric towel rail.

Rear Hall: 1.56m x 1.50m

Accessed from the bedroom. Hotpoint washer/dryer. External door to rear.

Viewing:

Please Contact the Selling Agents

EPC Rating: *Band E*

Council Tax: *Band C*



