



Services

Mains water, electricity and drainage.

Extras

All fitted floor coverings, curtains and blinds.

Heating

Oil fired central heating.

Glazing

Double glazing throughout.

Council Tax Band

C

Viewing

Strictly by appointment via Munro & Noble Property Shop
Telephone 01862 892 555

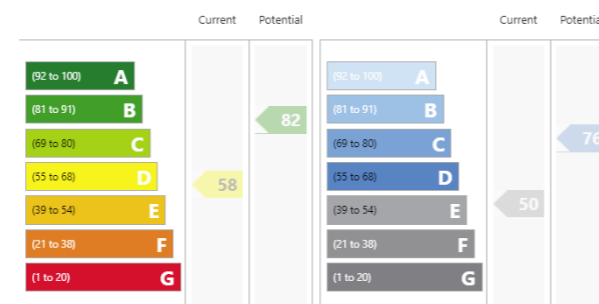
Entry

By mutual agreement.

Home Report

Home Report Valuation - £250,000

A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 1AE Telephone 01862 892 555.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 1AE.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

8 Terrace Street Embo Sutherland IV25 3PX

A four-bedroom, end terraced house with single garage and garden, located in the beautiful seaside village of Embo.

OFFERS OVER £250,000

The Property Shop, 22 High Street, Tain

property@munronoble.com

01862 892 555

Property Overview



End-Terrace House



4 Bedrooms



2 Receptions



2 Bathrooms



Oil



Gardens



Garage



Kitchen



Lounge

Property Description

This four-bedroom, end-terraced house, is situated in the peaceful coastal village of Embo in the Highlands of Scotland, just a short walk to the stunning award winning beaches. The property benefits from oil central heating and double glazing throughout. In need of modernisation, the accommodation consists of lounge, sitting room/bedroom four, dining room, kitchen, utility room and shower room on the ground floor and three double bedrooms, each having their own built in double wardrobes, bedroom one has direct access to a large storage area, and family bathroom room on the first floor. The accommodation is well laid out to provide comfortable living with two main reception rooms, one with a multi fuel stove multi fuel stove with back boiler which has the ability to heat the whole property this has a slate hearth and wooden mantel, the other reception room could be utilised as the fourth bedroom. The kitchen has white modern fitted wall and base units with worktop and tiled splashback, sink with drainer and mixer tap, integrated oven, electric hob and extractor fan. The fully accessible bathroom is tiled with WC, basin and walk in shower cubicle with power shower. There is a large detached garage opposite the property providing off street parking and garden ground. The enclosed rear garden is mainly laid to lawn with well-established shrubs and trees. This is an excellent location for those enjoying the great outdoors with a Site of Special Scientific Interest nearby that features birds, flora and fauna. The beach stretches to the mouth of Loch Fleet National Nature Reserve.

Embo is a small village on the edge of the Dornoch Firth, 3 miles away from The Royal Burgh of Dornoch, a historic small town and a designated National Scenic Area in the Highlands of Scotland. Its tranquil location, scenery and climate have attracted visitors for decades. Some come to test their golfing skills on Royal Dornoch's championship course, or to walk and view wildlife in the National Nature Reserve at nearby Loch Fleet. Embo has a small store, village hall, pub and seasonal facilities at Grannies Heilan Hame Holiday Park. Nearby Dornoch offers visitors and residents a wide range of shops and businesses, hotels, two golf courses, two schools, a further and higher education college and an award-winning sandy beach. Its fine buildings include the 13th Century cathedral, a bishop's palace (now a hotel), courthouse and old town jail. Embo is eleven miles from the main town of Tain where you can pick up train and bus links to Inverness which is around an hours drive away.

Rooms & Dimensions

- Entrance Hall
Approx 4.12m x 1.88m
- Lounge
Approx 4.42m x 4.04m
- Kitchen
Approx 3.30m x 2.53m
- Wetroom
Approx 2.05m x 1.80m
- Utility Room
Approx 2.60m x 2.20m
- Dining Room/Family Room
Approx 4.10m x 3.55m
- Bedroom One
Approx 4.67m x 3.40m
- Bathroom
Approx 3.07m x 1.90m
- Bedroom Two
Approx 4.20m x 3.60m
- Bedroom Three
Approx 4.10m x 2.70m
- Bedroom Four
Approx 3.28m x 2.91m



Dining Room



Bedroom One



Bedroom Two

