



**NEW REDUCED PRICE**

#### 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

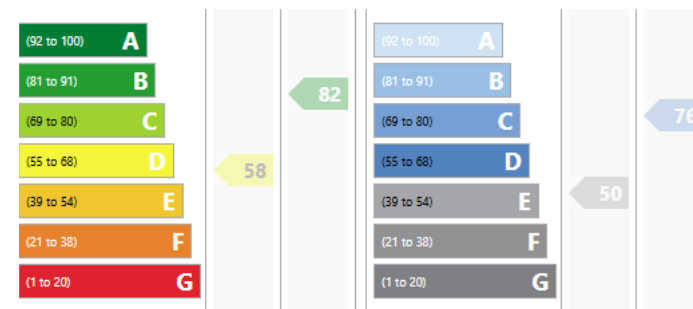
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £250,000

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



## 8 Terrace Street Embo IV25 3PX

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

**OFFERS OVER £229,000**

📍 The Property Shop, 22 High Street,  
 Tain  
 📧 property@munronoble.com  
 ☎ 01862 892 555

#### Property Overview



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

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

**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.





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 VWC, 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.



Bedroom One



Bedroom Two

**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

