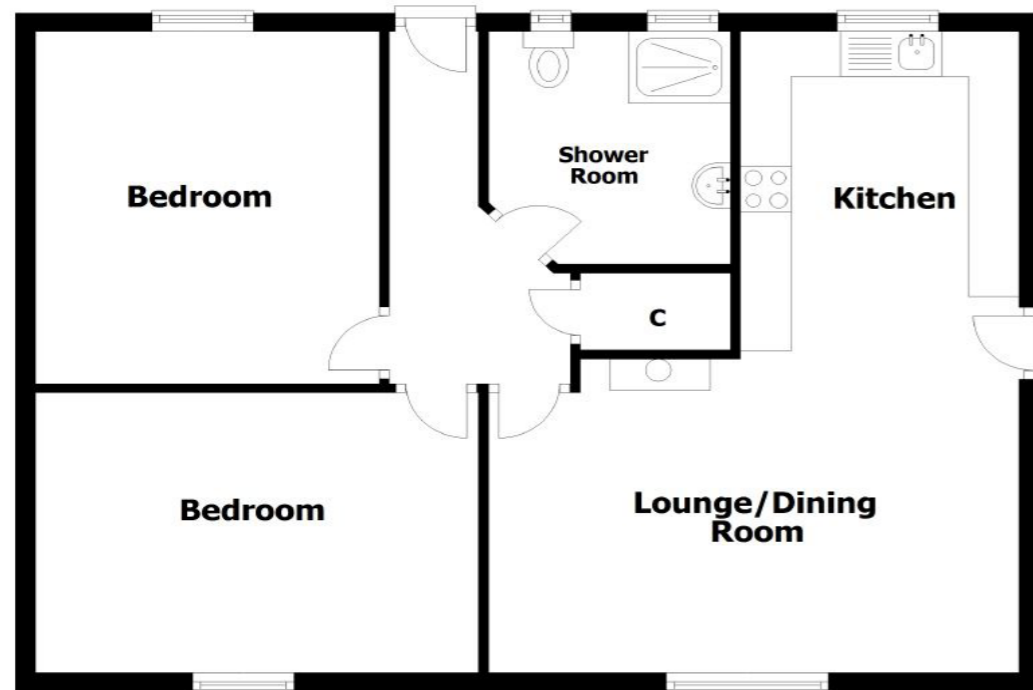


Ground Floor



Services

Mains water, electricity and drainage.

Extras

All fitted floor coverings, curtains and blinds.

Heating

Oil fired central heating.

Glazing

uPVC double glazing throughout.

Council Tax Band

A

Viewing

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

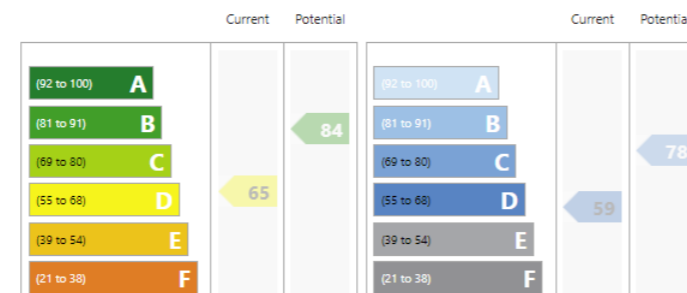
Entry

By mutual agreement.

Home Report

Home Report Valuation - £120,000

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



12 King Street Embo Sutherland IV25 3PU

A two bedroom detached bungalow with single garage and garden in the peaceful coastal village of Embo.

OFFERS OVER £120,000

📍 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 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.



Property Description

Situated in the coastal village of Embo in the Highlands of Scotland, just a short walk away from the award-winning sandy beach is this two bedroom, pre-fabricated detached bungalow. Newly renovated and in immaculate condition throughout, the property comprises an open plan lounge/kitchen/diner, two bedrooms and a shower room. The main side door opens into the living area with a cosy lounge featuring an electric stove and space for dining which leads directly into the modern kitchen with grey wall and base units and feature lighting, integrated oven, hob with cooker hood, washing machine and fridge, and under floor heating. Along the hall are two double bedrooms, a storage cupboard and a newly installed shower room incorporating a large walk-in shower enclosure with thermostatic shower, vanity wash hand basin and WC. The property benefits from a recent electrical re-wire, oil fired central heating system, uPVC double glazing (which was installed 3 years ago) and oak laminate flooring throughout. The rear garden is mainly laid to slabs with mature trees and a block built single garage with power and light. To the front is a gravel driveway with mature shrubs and trees. This bungalow would make a lovely retirement or holiday home for the cash buyer.

Rooms & Dimensions

Front Entrance Hall
Approx 3.20m x 1.80m

Open Plan
Lounge / Dining Area
Approx 6.50m x 3.07m

Kitchen
Approx 3.10m x 2.63m

Bedroom One
Approx 4.30m x 3.10m

Shower Room
Approx 2.40m x 2.24m

Bedroom Two
Approx 3.40m x 3.10m

