

13 Terrace Street
Dornoch, Sutherland, IV25 3PX

Monster
moves

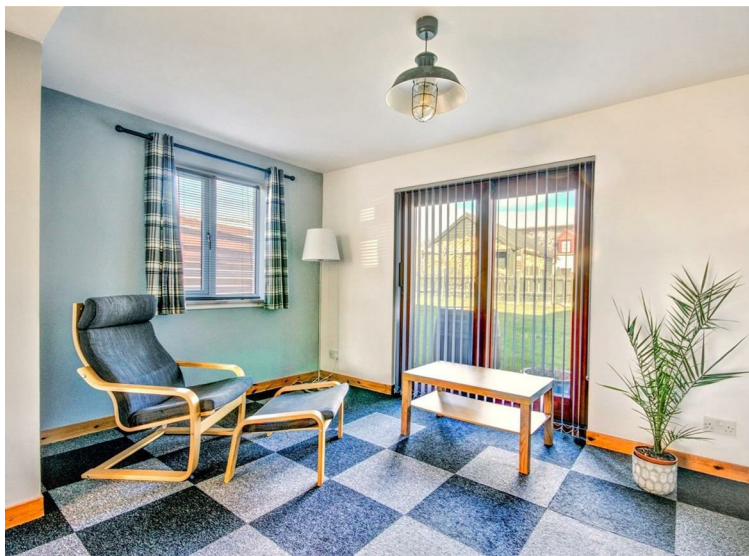
Offers Over £260,000



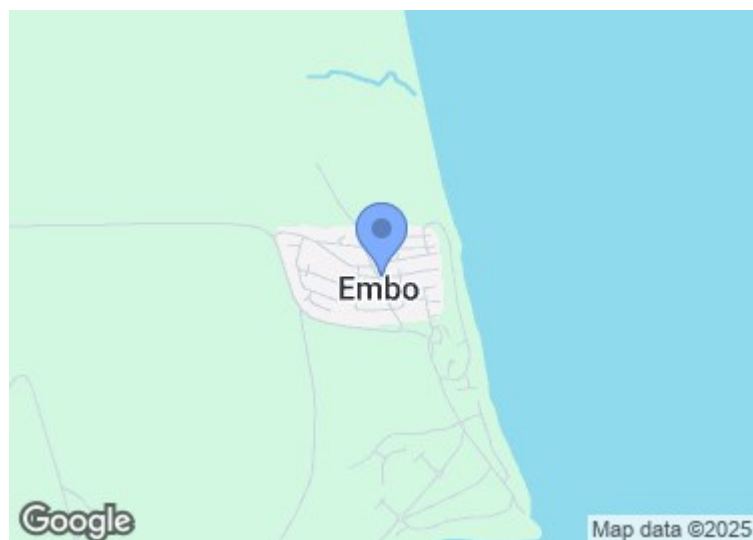
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This extended end terrace property is located in the hamlet of Embo on the east coast of Sutherland. Close to the Historic town of Dornoch, famous for the Royal Dornoch Golf Course. The property has been extended to provide three good sized bedrooms one with an en suite, and a family bathroom, on the first floor and on the ground floor a lounge, kitchen, cloakroom and large family/dining room. This property is in move in condition. The rear garden is enclosed and laid to lawn. The front garden has a detached garage and off street parking.





- Stone Built 3 Bedroom End-Terrace Cottage
- Large Enclosed Garden to Rear
- Off Street Parking & Garage
- Close to Sandy Beach
- All I's on the Home Report



PRS
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG
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www.monster-moves.co.uk
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HALL

7'3" x 9'0"

The front door leads into the hall with access to the lounge, cloakroom, family dining room and stairs to the first floor.

LOUNGE

11'1" x 14'9"

A cosy lounge with log burner sitting on top a slate hearth, neutrally decorated and a pine clad ceiling.

CLOAKROOM

5'6" x 3'8"

A cloakroom comprising a white w/c and pedestal wash basin, Laminate flooring.



KITCHEN

19'8" x 12'5"

Within the extension to the rear is a modern kitchen with 2 large windows and a rear door to the garden. A U shape of royal blue base units and laminate worktops, includes a Rangemaster cooker (Supplied by LPG) with cooker hood above, space for dishwasher, washing machine and fridge/freezer, and ample space for a family kitchen table and chairs.

FAMILY/DINING ROOM

24'7" x 10'2"

The family/dining room runs from front to back of property with windows to the front, sides and patio doors to the rear. A log burner sits on top a Caithness hearth is in the dining room area which has wood panelled ceiling.



FIRST FLOOR

Stairs lead from the hallway to the first floor, with access to 3 double bedrooms (1 with en suite) and a shower room.

BEDROOM 1 WITH EN-SUITE

11'2" x 15'7", 2'7" x 7'6"

The principle bedroom has dual aspect windows and fitted carpet. The en suite has a white w/c, wash basin and shower enclosure with mains shower.



BEDROOM 2

15'5" x 10'2"

Dual aspect bedroom with fitted carpet.

BEDROOM 3

12'7" x 13'2"

This bedroom is part of the extension and is a third double bedroom with windows on three sides.



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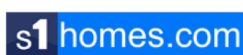
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SHOWER ROOM

4'3" x 7'6"

A white washbasin, w/c and shower enclosure. Heated towel rail, mirrored wall cabinet and laminate flooring

DETACHED GARAGE & OFF STREET PARKING

To the front of the property is a detached garage with up and over door and a side door. Electric and outdoor tap. Hard standing for 2 vehicles and a grassed area that could extend the parking.

LOCATION

Terrace Street is located in the coastal village of Embo on the east coast of Sutherland, a couple of miles north of the historic town of Dornoch. In Embo itself is a local shop, cafe and fish & chip shop. Dornoch has many local amenities :- bars, restaurants, doctors, dentist, take-aways, primary school, Dornoch Academy and a number of churches. Inverness Airport is 53 miles south and has daily flights to major UK airports.

What3words ///smooth.astounded.mountains

ADDITIONAL INFORMATION

The home benefits from a Grant boiler installed April 2022

All the windows are installed in November 2022

Both stoves professionally installed May 2022

Oil Fired Boiler to Central Heating

Original Built 1860 extended 1980 and 2000



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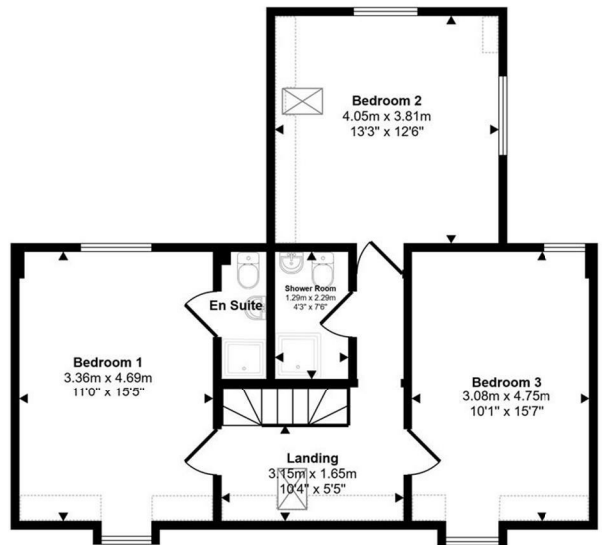
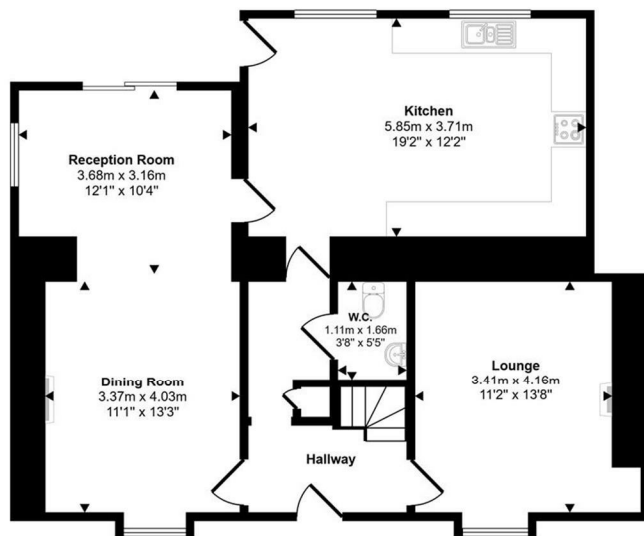
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Approx Gross Internal Area
145 sq m / 1559 sq ft



Ground Floor
Approx 81 sq m / 876 sq ft

First Floor
Approx 63 sq m / 683 sq ft

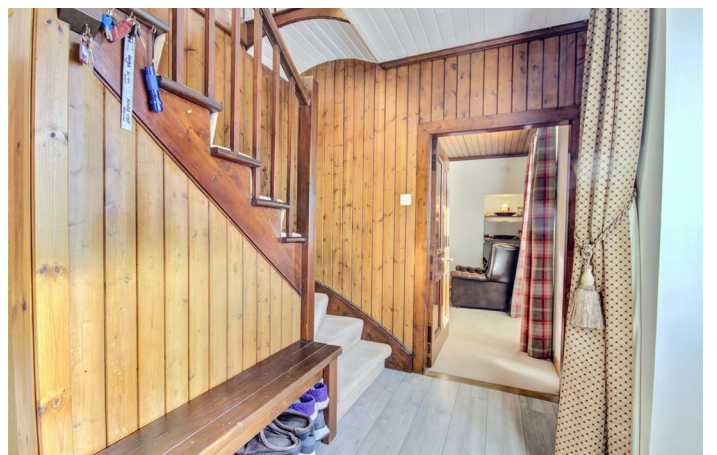
Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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Living Wage
Foundation

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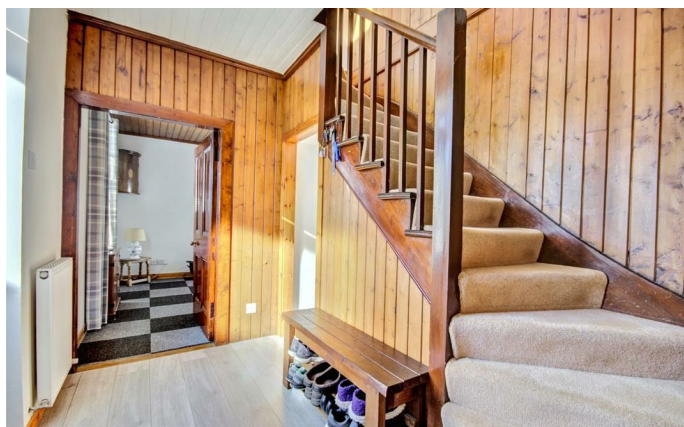


Council Tax
Highland Council Band B

Tenure
Freehold

Entry
By mutual agreement

Viewing
To arrange a viewing of 13 Terrace Street, Embo, Dornoch, Sutherland IV25 3PX, please contact Monster Moves on 01408 525001 or email sales@monster-moves.co.uk



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