



**1 Gate Street, EMBO, IV25 3PS**

**Offers Over £135,000**

**REF: 61017**





If you are looking for a charming Highland hideaway which benefits from stunning beach views and sounds of the Sea, this might just be the property for you. This delightful two bedroom end terraced property is located in the idyllic Seaboard village of Embo close to the Royal Burgh of Dornoch and Tain. The cottage benefits from double glazing and electric heating complemented by an open fire in the lounge and is just a stones throw from the stunning Embo Beach. With ample storage and well proportioned rooms this property represents an ideal purchase for someone looking for a semi-rural cottage with nearby village facilities. The cottage would also lend itself to ideal holiday accommodation given its unique position in the village. Only by viewing can you fully appreciate this property and the enviable location.

The accommodation consists of: a beach facing kitchen with a selection of base units, free standing electric cooker, fridge freezer, washing machine, store cupboard and ample room for dining; lounge with open fire currently set with an electric fire; inner hallway with three store cupboards; two double bedrooms and family bathroom comprising a three piece suite in white with electric shower to bath.

The cottage comes with two areas of Beach facing garden ground, laid to grass, ideal for the creation of a patio or outside entertaining space. From the garden you can appreciate the stunning views and sunsets on offer. To the front of the property is a single garage and private parking space.

The small village of Embo, a popular tourist destination is well known for its long stretches of clean, sandy beaches and sightings of the Arora Borealis. It is also home to the popular Grannie's Heilan' Hame Holiday Park. Facilities closest to property can be found in the Royal Burgh of Dornoch, a few minutes' drive away and include a general store, hotels, café's and a small selection of bespoke retail outlets. Dornoch also boasts an 18-hole Championship golf course, some more beautiful sandy beaches and other places of interest including Dornoch Cathedral and the Old Jail, now an upmarket retail outlet along with the exclusive Skibo Castle. The area is also a highly popular tourist destination with an excellent range of outdoor activities available on your doorstep including bowling, horse-riding, squash, tennis and an excellent range of forest and hill walks. The nearby Royal Burgh of Tain is also close by and offers additional facilities and amenities. Both secondary and primary education are provided in Dornoch.

Inverness, the main business and commercial centre in the Highlands is approximately 48 miles away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

**Hall**            **2.71m x 1.15m (8'11 x 3'9)**

**Kitchen**       **3.70m x 3.53m (12'2 x 11'6)**

**Lounge**        **4.00m x 3.49m (13'0 x 11'5)**

**Bedroom 1**     **3.91m x 3.23m (12'9 x 10'6)**

**Bedroom 2**     **3.75m x 2.75m (12'3 x 9'0)**

**Bathroom**     **2.34m x 1.73m (7'8 x 5'8)**



**General**

All floor coverings, light fittings and white goods are included in the asking price. Some other items of furnishings may be available by separate negotiation.

**Services**

Mains water and electric. Septic Tank drainage.

**Council Tax**

Council Tax Band A

**EPC Rating**

E

**Post Code**

IV25 3PS

**Entry**

By mutual agreement.

**Viewing**

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

**Reference**

GRM/JD/KAYA0017/1

**Price**

Offers Over £135,000

**Directions**

From the A9 North follow the signs to Dornoch. Follow the main street past the Cathedral and Courthouse until you reach a T-junction. Take the left turn signposted Embo. Continue along the road for approx. 2 miles and turn right signposted Embo. As you enter the village, take the first left on to Station Road, then left into Gate Street. The property is right at the end of Street on your left.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

