



12 Castle Street, Portmahomack, IV20 1YE

Offers Over £200,000

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- Detached three-bedroom property
- Double glazing throughout
- Electric heating and hallway storage heater
- Wood-burning stove (not used in recent years)
- Sloping rear garden
- Council Tax – Band C
- EPC – Band F

Situated in the heart of the highly sought-after seaside village of Portmahomack, 12 Castle Street presents a wonderful opportunity to acquire a traditional detached three-bedroom home just a short stroll from the beach, harbour and golf course. Enjoying attractive sea views from the front porch and a peaceful village setting, this charming property has been treasured by the same family as a holiday home for over 42 years.

While the property would now benefit from a programme of modernisation, it offers excellent potential for buyers looking to create a permanent residence, coastal retreat or holiday investment in one of the Highlands' most desirable coastal communities.

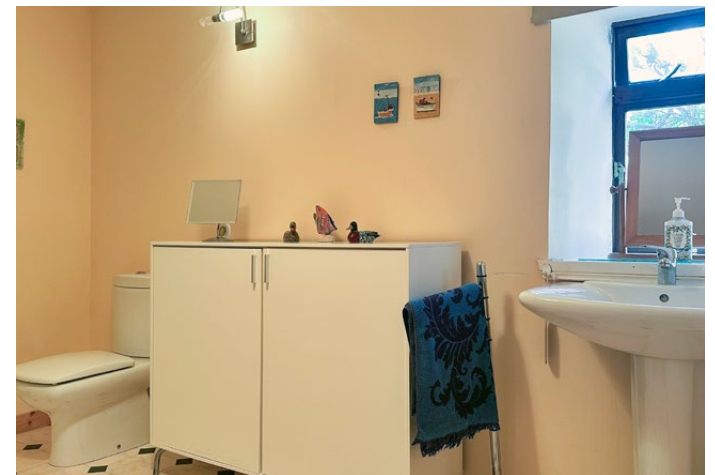
The accommodation comprises a welcoming triple-aspect front porch, perfectly positioned to take in views towards the beach, a spacious lounge with wood-burning stove, a generous dining kitchen with ample space for informal family dining, and a large family bathroom fitted with a bath and electric shower. Upstairs, there are two particularly spacious double-aspect double bedrooms, both enjoying an abundance of natural light, together with a third bedroom which would make an ideal nursery, home office or occasional guest room.

The property benefits from double glazing and electric heating throughout. Externally, there is a sloping rear garden offering further scope for landscaping and outdoor enjoyment.

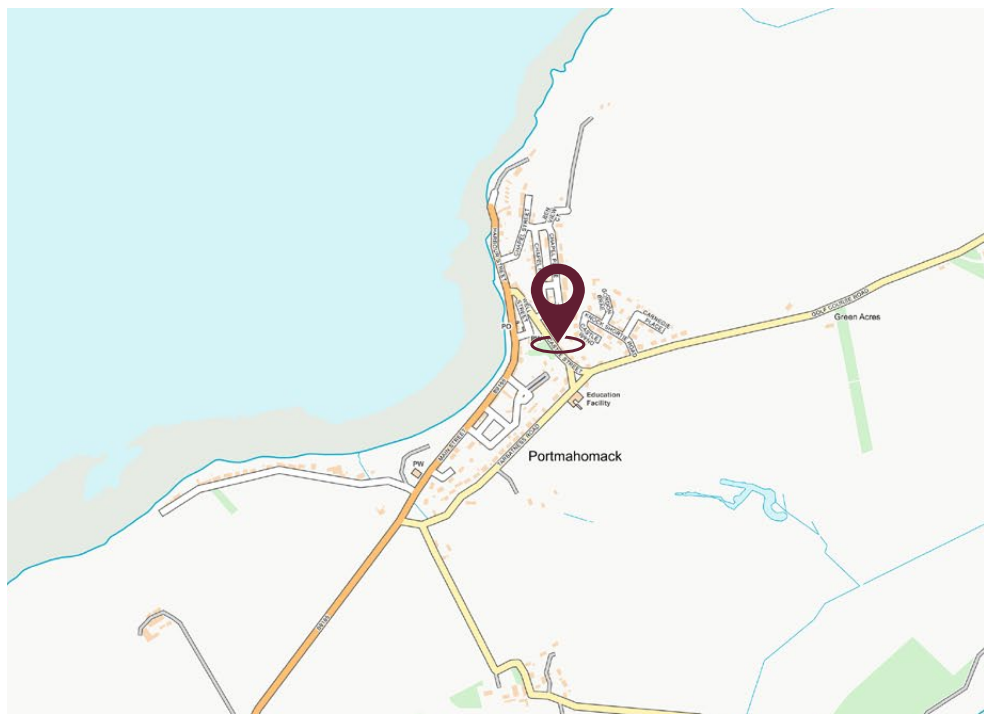
Portmahomack is renowned for its beautiful sandy beach, friendly community and excellent local amenities. With the beach only moments away and the village golf course within easy walking distance, this property offers a fantastic lifestyle opportunity in a stunning coastal Highland location.

Additional Information

Viewing is highly recommended to appreciate the property's enviable location, sea views and exceptional potential.



Lounge	3.9m x 4.8m
Kitchen/Dining Room	3.5m x 4.7m
Bathroom	3.3m x 3.3m
Porch	1.7m x 2.7m
Principal Bedroom	4.6m x 3.8m
Bedroom 2	4.8m x 3.5m
Bedroom 3	1.9m x 3.8m



These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.



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