

Armada House, Main Street, Portmahomack, Ross-Shire IV20 1YB

Offers Over £185,000

REDUCED
PRICE





A rare opportunity to purchase a unique beach-front property with uninterrupted views over the Dornoch Firth to the Sutherland hills beyond. Armadale House is a traditional terraced property occupying a central position close to the harbour and the town's amenities. Accommodation: Entrance Hall, Kitchen/ Diner, Living Room, 2 Bedrooms and Bathroom. Electric Heating and fully double glazed. Situated on the edge of the Dornoch Firth in the idyllic and picturesque fishing village of Portmahomack. Views of the seascape from every window. Ideal property for exploring Easter Ross, Sutherland and the wider Highlands, as well as enjoying the local walks and the sandy beach. Adjacent ground floor Armadale Cottage is also on the market and there is potential to combine both properties.

Portmahomack is an unspoilt fishing village and highly regarded holiday destination, boasting the lowest rainfall in the Highlands. There is a local hotel, 9-hole Golf Course, a primary school and Post Office/village shop. There are also the Carnegie Hall Café, Tarbat Golf Club Restaurant and the renowned Oystercatcher seafood restaurant. The Famous Royal Dornoch Golf Club and Tain Golf Club's renowned links course are close by. Local amenities include boat and fishing trips, sea-sports, riding, cycling and mountain-biking. Portmahomack is one of the seaboard villages of Balintore, Shandwick and Hilton of Cadboll. The closest largest town of Tain is 10 miles away, where you will find a medical centre, secondary schooling, restaurants, cafes, supermarkets and a variety of shops. The world-famous golf town of Dornoch is 23 miles, and the Highland capital of Inverness is 40 miles



Entrance Hall:

Light and welcoming hall entered via a glazed front door. Coat hooks. Laminate flooring.

Kitchen/Diner: 4.25m x 3.20m

Bright double aspect room with windows to front and rear. A Range of modern fitted wall and base units with generous worktops. 1½ stainless steel sink with mixer tap in front of window overlooking the beach. Laminate flooring and beamed ceiling add character. The white goods are all included in the sale, including Hotpoint washing machine, Neff tumble dryer, Diplomat oven/hob with extractor hood and Beko fridge & freezer. Display shelving. Ample space for informal dining. Dimplex heater.

Stairs with window at half-landing and feature tongue & groove panelling lead to the first floor landing. Access hatch to large partially floored loft which has power and light. Large shelved cupboard with fuses and meters.





Bedroom 1: 3.70m x 3.12m

Light room with window to the front and superb open views. Generous fitted wardrobes provide ample storage. Dimplex heater.

Bathroom: 2.95m x 1.66m

Fresh and airy room with white WC, wash hand basin and bath with mains shower over. Window to the front. Tiled splashbacks and laminate flooring. Extractor fan and Dimplex heater.

Living Room: 5.08m (w) x 4.30m (w)

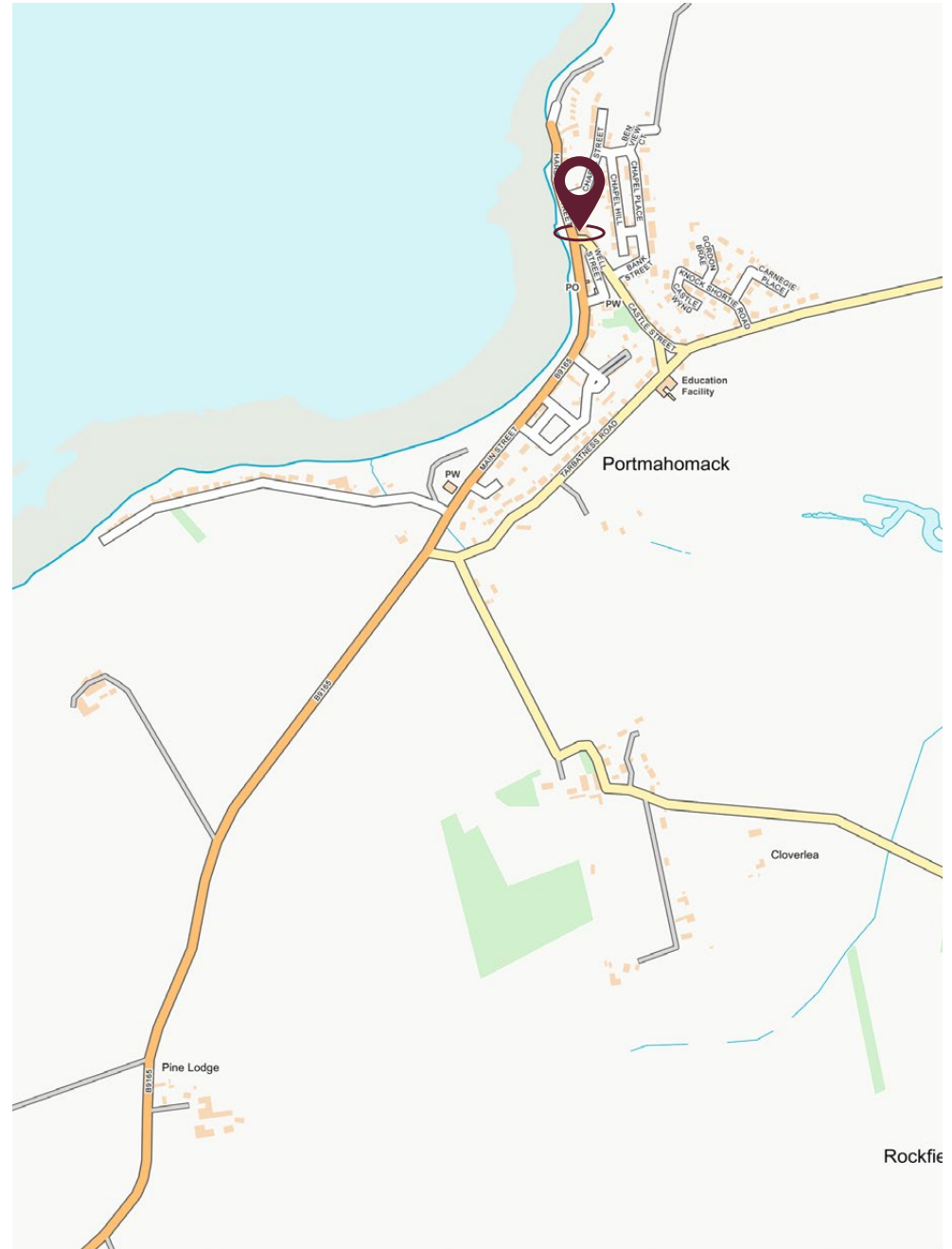
Large and spacious first floor living room which benefits from two deep-silled windows to the front overlooking the beach to the Dornoch Firth and hills beyond. Dimplex heater.

Bedroom 2: 4.32m x 3.13m

Situated off the living room this spacious room has a window to the front. Dimplex heater.

Viewing:

Please Contact the Selling Agents.

EPC Rating: E

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