

# MACKENZIE & CORMACK

SOLICITORS, ESTATE AGENTS & NOTARIES PUBLIC

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## 5 HARBOUR BUILDINGS, HARBOUR STREET PORTMAHOMACK, ROSS-SHIRE IV20 IYG

OFFERS OVER £97,500

Flat 5 is a well presented property on the top floor of the iconic 'B' Listed Harbour Buildings on the seafront at Portmahomack. Accommodation: Vestibule, Hall, Kitchen/Living/Dining Room, 2 Bedrooms and Bathroom. Flat 5 has recently been redecorated and new double glazing has been fitted. Partial electric storage heating. The flat enjoys panoramic views over Portmahomack harbour to the Sutherland Hills beyond. Steps to the sandy beach. Would make an ideal first-time purchase, buy-to-let or holiday home. All white goods, blinds and floor coverings included in sale.

HSPC Ref: MK04/53409



NIGEL D JONES LLB (HONS) DIP LP NP  
IAIN MCINTOSH LLB (HONS) DIP LP NP



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 Cafe 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.

**Entrance Vestibule and Hall:**

The electricity meters are located in the entrance vestibule. The hall is accessed via a door with 6 glass panes. Electric storage heater, smoke alarm, coat hooks, a practical cupboard and window to the rear.



**Living Room/Kitchen/Diner: 4.05m x 4.92m**

Bright double aspect room with windows to front and side and a Velux window. A range of modern fitted wall and base units with generous black granite worktops and 1½ stainless steel sink with mixer tap. The white goods including integral dishwasher, electric halogen hob, extractor hood, combined microwave/oven and fridge/freezer are all included in the sale. Space for informal dining. Electric storage heater.



**Bedroom 1: 3.04m x 2.56m**

Light room with window to the front and superb harbour views. Fitted double wardrobe with shelf, hanging rail and sliding doors. Velux window and Dimplex heater.



**Bathroom: 3.04m x 1.95m**

Fresh room with fitted wall cabinets with integrated wash hand basin and WC. Corner shower with wet wall and Galaxy Aqua 3000 electric power shower. Heated towel rail and extractor fan. Airing cupboard with plumbed washing machine and hot water tank. Tiled floor.



**Bedroom 2: 3.04m x 2.56m**

Light room with window to the front and superb harbour views. Fitted double wardrobe with shelf and rail and sliding doors. Velux window and Dimplex heater.

**Externally:**

There is a communal grass and off-street parking area to the rear of the building and a wooden garden shed comes with Flat No. 5.

**Factoring:**

There is a factoring charge of £20 per month which is paid towards the upkeep of the building and grass cutting (not insurance).

**Viewing:**

Please Contact the Selling Agents.

**EPC Rating: E**



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.