

MACKENZIE & CORMACK

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26 GATE STREET, EMBO,

DORNOCH, IV25 3PS

FIXED PRICE £110,000

Neat semi-detached bungalow set in a well-maintained garden in the pretty village of Embo on the outskirts of Dornoch. This property is within walking distance of the renowned Embo beach. Accommodation: Hall, Living Room, Kitchen/Diner, 2 Bedrooms and Shower Room. Refurbished and upgraded to a high standard, making it a lovely and light property. Oil central heating and full double glazing. Newly painted exterior and Upvc external doors. With easily maintained front and rear gardens, this bungalow is an ideal first time buy, retirement or holiday home. Wheelchair accessible. There is potential, subject to Planning Permission, to extend the property out into the rear garden.

HSPC Ref: MK04/56169

NIGEL D JONES LLB (HONS) DIP LP NP
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Embo is famous for the Grannies Heilan' Hame holiday resort and superb sandy beach. The nature reserve at Loch Fleet is found at the end of Embo beach. Embo also has a shop and primary school. Further facilities are found in Dornoch which is approximately 2 miles away with championship golf course, secondary education and a range of individual shops and businesses including a medical practice.

Directions:

From The Square in the centre of Dornoch turn left and follow the road out to Embo. Take the first entrance on the left into the village and pass the junction on the right. Keep right after the junction and 26 Gate Street is on the right hand side.

Kitchen/Diner: 3.89m x 2.90m

Entered via a new Upvc door. Comprising a number of base units incorporating a stainless steel sink and drainer with mixer tap. Front facing window overlooks the garden to Gate Street. Plumbed for washing machine. Space for informal dining and breakfast bar. Radiator. Door through to living room.



Living Room: 4.50m x 3.82m

Bright room with window overlooking the rear garden. Feature wooden mantle and tiled hearth with electric fire in situ. Shelved recess with cupboard below. Radiator. Door leads through to hall.



Hall: 4.84m x 1.03m

Access is given to living room, two bedrooms and shower room. Door into shelved storage cupboard with fitted coat hooks. Radiator. Access hatch to loft. Wall mounted electric meter and fuse box. New external Upvc door leads out to rear garden.

Bedroom 1: 3.44m x 3.28m

Window overlooks the front garden. Built-in wardrobe with hanging rail, shelving and sliding doors. Door into cupboard housing the central heating boiler. The wardrobes and matching drawer units are included in the sale. Radiator.



Bedroom 2: 3.55m x 3.31m

Light room with window overlooking the rear garden. Radiator.

Shower Room: 2.03m x 1.61m

Upgraded shower room fitted out as a full wet-room. WC, wash hand basin and electric shower. Fitted hand rails. Window to the front.



Garden:

The fully enclosed front garden is laid to lawn for easy maintenance. Access to the property is via a newly installed metal gate and a paved ramp leads to the front door. The generous sized rear garden is also fully enclosed and laid to lawn. Timber garden shed.

Viewing:

Please contact Mrs Wilcock on 01862 810734 strictly between 10:30am and 6:00pm.

EPC: Band 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.