

# MACKENZIE & CORMACK

SOLICITORS, ESTATE AGENTS & NOTARIES PUBLIC

16-18 TOWER STREET, TAIN, ROSS-SHIRE, IV19 1DZ

TELEPHONE (01862) 892046 FAX (01862) 892715

Website: [www.mackenzieandcormack.co.uk](http://www.mackenzieandcormack.co.uk) Email: [mail@tainlaw.co.uk](mailto:mail@tainlaw.co.uk)



## 13 TERRACE STREET, EMBO, DORNOCH IV25 3PX

OFFERS OVER £190,000

An extended stone cottage in the pretty coastal village of Embo. End-terraced property located in the centre of the village a short walk from the beautiful sandy beach. Accommodation: Hall, Living/Dining Room, Sitting Room/Bed 4, Kitchen/Diner, 3 Bedrooms (1 En-suite), Shower Room and WC. This south-facing property benefits from double glazing and oil fired central heating. Large enclosed garden to the rear with further enclosed front garden. Garage and off-street parking. Original features include wooden doors and timber panelling. Requires some upgrading and boasts endless potential. This charming cottage would be ideal for those looking to climb the property ladder, investors or downsizers.

HSPC Ref: MK04/58981

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



13 Terrace Street is only steps from Embo's stunning sandy beach. Embo is an attractive little community and home to the famous Grannies Heilan' Hame holiday park. The village is a short distance from the Royal Burgh of Dornoch and is situated amongst some of the most attractive scenery in Sutherland. Dornoch boasts the internationally famous Royal Dornoch Golf Course amongst its top tourist attractions along with the beautiful beaches and quaint streets. Dornoch has primary and secondary schooling, a range of shops, banks and churches. Embo is positioned just off the main NC500 route and the Highland capital, Inverness is situated approx. 45 miles to the South.

**Hall:**

Welcoming hall, entered via a wooden door with glazed panel. Original timber clad walls and stairs with a storage cupboard below. Two radiators.

**Sitting Room/Bed 4: 4.27m x 3.44m**

Well-proportioned room with window to front. Closed fireplace. Alcove. Radiator. Could be used as a ground floor bedroom. Radiator.



**Living/Dining Room: 7.52m x 3.38m**

Spacious, triple aspect room with windows to the front and side. Patio doors open to the rear garden. Ample space for dining or a home office. Closed fireplace. Door to Kitchen/Diner. Three radiators.

**Kitchen/Diner: 6.06m x 3.81m**

Bright room with two windows to the rear and external door to the garden. Floor and wall mounted units provide generous storage and work surfaces. 1½ stainless steel sink/drain. Rangemaster gas stove with extractor hood, Bosch washing machine, Zanussi fridge and freezer are all included. Ample space for dining. Radiator.

**WC: 1.70m x 1.13m**

Practical ground floor room with wc and wash hand basin. Radiator.

Original timber clad stairs lead to the upper landing which has a Velux to the front. Fuse & meter cupboard. Radiator.

**Bedroom 1: 4.77m (w) x 3.37m**

Spacious double aspect room with dormer window to rear and window to front. Radiator.

**En-suite: 2.31m (to rear of shower) x 0.80m**

Comprises WC, wash hand basin and shower with tiled surround. Extractor fan. Radiator.

**Bedroom 2: 4.75m (w) x 3.09m**

Double aspect room with window to the front and dormer window to rear. Radiator.



**Bedroom 3: 4.03m x 3.85m**

Bright, triple-aspect room with windows to rear and side and Velux to the side. Radiator.



**Shower Room: 2.31m x 1.30m**

With wc, wash hand basin and shower with tiled surround. Radiator.

**Externally:**

Large garage with up-and-over door and pedestrian door and window to the side. Power, light and concrete floor. Off-street parking for two cars. The property enjoys a large enclosed rear garden. Further enclosed area of garden to the front with external tap.



**Viewing:**

Please contact Ms Ross on 01862 810067

**EPC Rating: E**

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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.