



17 Back Street, Embo, DORNOCH, IV25 3PT

Offers Over £310,000

REF: 60791





## *description*

Just a stone's throw away from some stunning sandy beaches, this charming detached, stone-built villa is situated in the coastal village of Embo, just 3 miles from the Royal Burgh of Dornoch. Boasting sea views across the Dornoch Firth and Ben Bhraggie beyond, this three bedroom property benefits from double glazing, oil heating complemented by two multi fuels stoves and comes with a two bedroom self-contained cabin, ideal for the extended family or for those looking for an investment opportunity. Viewing is highly recommended to fully appreciate the spectacular views and idyllic location.

The accommodation consists of: an entrance hallway with storage cupboard and stairs leading to the upper floor; a front facing lounge with multi fuel stove set in a brick surround providing a welcoming focal point; a double aspect, well-appointed kitchen with a good selection of base and wall mounted units, complementary worktops, tiling to splashback, washing machine, tumble dryer, integrated dishwasher, electric double oven, gas hob and ample room for dining; rear porch with fridge freezer, single chest freezer and access to the rear garden; partially tiled shower room comprising a wash hand basin, WC and mains shower enclosure; generous master bedroom with multi fuel stove set in a wooden surround. On the upper floor; landing with large walk-in storage cupboard with attic access and boasts stunning views to the beach and Dornoch Firth; two large, front facing, double bedrooms.

The fully enclosed rear garden is mainly laid to lawn with a selection of mature trees and bushes. The property also benefits from a large timber shed, log store, oil tank and gate with direct access to the beach. A gravelled driveway to the side off the property provides off-street parking for one vehicle with additional on-street parking available to the front of the property. The property also benefits from an enclosed garden area directly across from the property which could easily be converted into additional parking space for several vehicles.

The self-contained, two-bedroom cabin, currently a successful holiday let, has been finished to a high standard and is in immaculate condition throughout. Built in 2020, 'Ceol Na Mara' meaning 'Sound of the Sea' in Gaelic, benefits from double glazing, electric heating and can be sold fully furnished and equipped. The accommodation consists of; an open plan, double aspect lounge/dining area; kitchen with a selection of base and wall units, complementary worktops, cooker with gas hob and undercounter fridge freezer; two double bedrooms; shower room comprising a wash hand basin, WC and shower enclosure.

The wraparound garden is mainly laid to lawn with a small patio area to the rear. An extensive decking area provides an ideal venue for alfresco dining or where one can sit and take in the breath-taking sea views.

The small village of Embo is an ideal location for sighting the Aurora Borealis and is well known known for its long stretches of clean, sandy beaches and home to the popular Grannie's Heilan' Hame Holiday Park. Facilities closest to property can be found in the Royal Burgh of Dornoch, a few minutes' drive away and include a general store, hotels, cafe and a small selection of bespoke retail outlets. Dornoch also boasts an 18-hole Championship golf course, some beautiful sandy beaches and other places of interest including Dornoch Cathedral and the Old Jail, now an upmarket retail outlet, and the exclusive Skibo Castle. The area is also a highly popular tourist destination with an excellent range of outdoor activities available on your doorstep including bowling, horse-riding, squash, tennis and an excellent range of forest and hill walks. The nearby Royal Burgh of Tain is also close by and offers additional facilities and amenities. Both secondary and primary education are provided in Dornoch.

Inverness, the main business and commercial centre in the Highlands is approximately 48 miles away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.



<b>Kitchen</b>	<b>3.77m x 2.92m (12'3 x 9'6)</b>
<b>Lounge</b>	<b>4.30m x 3.58m (14'0 x 11'9)</b>
<b>Upper Landing</b>	<b>2.66m x 1.84m (8'9 x 6'0)</b>
<b>Bedroom 1</b>	<b>4.29m x 3.85m (14'0 x 12'8)</b>
<b>Bedroom 2</b>	<b>4.28m x 4.03m (14'0 x 13'3)</b>
<b>Bedroom 3</b>	<b>4.26m x 3.57m (14'0 x 11'9)</b>
<b>Shower Room</b>	<b>2.65m x 2.54m (8'8 x 8'3)</b>

<b>Rear Porch</b>	<b>2.34m x 1.70m (7'8 x 5'6)</b>
<b>Cabin Kitchen</b>	<b>2.64m x 1.60m (8'8 x 5'3)</b>
<b>Cabin Lounge/Dining</b>	<b>3.92m x 3.83m (12'9 x 12'6)</b>
<b>Cabin Bedroom 1</b>	<b>2.77m x 2.36m (9'0 x 7'9)</b>
<b>Cabin Bedroom 2</b>	<b>2.77m x 2.36m (9'0 x 7'9)</b>
<b>Cabin Shower Room</b>	<b>2.51m x 1.60m (8'3 x 5'3)</b>







## General

All floor coverings, light fittings, curtains, integrated dishwasher, oven, hob, washing machine, dishwasher, fridge freezer, single chest freezer and garden shed are included in the asking price. The cabin will include all curtains, light fittings, cooker and fridge freezer. Additional items of furniture can be made available at separate negotiation.

## Services

Mains water, drainage and electricity. Oil tank.

## Council Tax

Council Tax Band B

## EPC Rating

F

## Post Code

IV25 3PT

## Entry

By mutual agreement

## Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

## Reference

TS/EB/LEDI5/2

## Price

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## Directions

From the A9 North follow the signs to Dornoch. Follow the main street past the Cathedral and Courthouse until you reach a T-junction. Take the left turn signposted Embo. Continue along the road for approx. 2 miles and turn right signposted Embo. As you enter the village, take the first left on to Station Road. Take the first left on to King Street and then left again onto Back Street. The property is the second property along on your left hand side.

If you are thinking of selling your property, we offer a FREE Valuation.



