

**STATION VIEW, 22 GATE STREET,
EMBO, SUTHERLAND, IV25 3PS**



**LIVING ROOM, KITCHEN, UTILITY ROOM,
TWO BEDROOMS, BATHROOM, SHOWER ROOM.**

Located in the popular coastal village of Embo, approximately 3 miles from the Royal Burgh of Dornoch, this detached property enjoys a pleasant location, and is only a short walk to the beach. The property offers good family accommodation with two double bedrooms and family bathroom on the first floor and living room, kitchen, utility room and shower room on the ground floor. The property is fully double glazed and benefits from oil fired central heating with the addition of an open fire in the living room. Externally, there are areas of garden ground to the front, side and rear. This property would make an ideal family home, first time buy or buy to let investment.

OFFERS OVER £195,000.00



LOCATION

Embo is a former fishing village with miles of sandy beaches close to hand and lies approximately 3 miles from the Royal Burgh of Dornoch. The historic Cathedral town of Dornoch offers a variety of recreational and sporting facilities, the most famous being The Royal Dornoch Golf Course ranked amongst the top courses in the world. Dornoch also provides a wide range of facilities including a variety of shops, hotels and restaurants. Education facilities in Dornoch include playgroup, nursery, Primary and Secondary schools.

ACCOMMODATION

Entrance through front UPVC door into:

ENTRANCE HALL

Access is given to living room, kitchen and shower room. Stairs to landing. Under-stair storage cupboard housing the electric consumer unit. Carpet. Radiator. Ceiling light.

LIVING ROOM

4.32m x 3.67m (14'2" x 12')

Nicely proportioned room with front facing windows. Deep display sills. Fireplace, which has been currently covered over. Door into shelved cupboard. Radiator. Curtains. Carpet. Ceiling light.

SHOWER ROOM

2.66m x 1.89m (8'8" x 6'2")

Comprising WC, wash hand basin and shower cubicle, fully lined with wet wall panelling and fitted with a mains shower unit. Rear facing window. Extractor fan.

KITCHEN

4.33m x 4.12m (14'2" x 13'6")

This bright and spacious kitchen enjoys a double aspect with ample room for table and chairs and comprises a generous number of wall and base units incorporating an eye level oven and microwave. Built-in ceramic hob with integrated extractor above. Integrated fridge. 1.5 stainless steel sink and drainer with mixer tap. Work surface with tiled splash-back. Radiator. Curtains. Spots on track ceiling light. Vinyl flooring. 15-pane door leads through to utility room.

UTILITY ROOM

3.75m x 2.01 (12'3" x 6'7")

Comprising fitted floor units and work surface. Single sink and drainer with mixer tap. Rear facing window. Tiled flooring. Radiator. Central heating boiler. Extractor fan. Half glazed external door to rear garden.

From the front entrance hall, stairs lead up to the landing.

LANDING

Access is given to two bedrooms and bathroom. Hatch to loft. Carpet. Radiator. Front facing Velux.

BEDROOM 1

4.34m x 3.72m (14'3" x 12'2")

Nicely proportioned room with front facing window. Carpet. Radiator. Recessed ceiling light. Coomb ceiling.

BEDROOM 2

4.34m x 3.70m (14'3" x 12'1")

Another nicely proportioned room enjoying a double aspect. Carpet. Radiator. Recessed ceiling light. Coomb ceiling.

BATHROOM

2.70m x 1.95m (8'10" x 6'4")

Comprising WC, wash hand basin and bath. Rear facing window with deep display sill. Vinyl flooring. Radiator. Shaver socket. Recessed ceiling light. Wet wall splash-back.

GARDEN

Areas of garden ground are provided around the property and are laid to grass for easy maintenance.

COUNCIL TAX BAND

Band 'A'

EPC

Band 'F'

POST CODE

IV25 3NN

SERVICES

Mains water, electricity and drainage.

VIEWING

Viewings can be arranged by contacting the selling agents.

ENTRY

By Arrangement

PRICE

Offers over £195,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

These Particulars do not constitute an offer or contract and while believed to be accurate are not guaranteed. Offerers by offering will be held to have satisfied themselves as to the extent and condition of the subjects of sale as to which no warranty is given or is implied either from these Particulars or from any advertisement for sale of the subjects or otherwise.

