



TERRACE STREET

**HM** Harper Macleod LLP  
Estate Agents & Solicitors

13 Terrace Street, Embo, Dornoch IV25 3PX  
Offers over £255,000

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## 13 Terrace Street

Embo, Dornoch, IV25 3PX

Beautifully presented traditional stone built 3 bedroom end-terraced cottage, which has been tastefully extended to accommodate a modern kitchen, family room, shower room and third bedroom, situated in the peaceful coastal village of Embo in the Highlands of Scotland and a short walk to stunning award winning beaches. The home is in immaculate condition throughout.

The accommodation is well laid out to provide comfortable living accommodation comprising on the ground floor hallway, lounge with wood burning stove, family room/dining room with wood burning stove, kitchen and cloakroom. On the first floor there are three bedrooms (one en-suite) and a shower room.

There is a detached garage opposite the property with off street parking and garden ground. The enclosed rear garden is mainly laid to lawn with shrubs, trees and a patio area.

Included in the sale is a 9ft snooker table which also doubles up as a dining table.

This is an excellent location for those enjoying the great outdoors with a Site of Special Scientific Interest nearby that features birds, flora and fauna. The beach stretches to the mouth of Loch Fleet National Nature Reserve.

The home benefits from a new Grant boiler and all the windows are newly installed.





Embo is approximately three miles from the thriving historic seaside town of Dornoch on the north shore of the Dornoch Firth and conveniently located for the A9. Dornoch has a good range of shops, cafes, restaurants, hotels, primary and secondary schools and local services. It is also home to the world class Royal Dornoch Golf Club.

### Viewing highly recommended

#### Accommodation:

Hallway 2.23m x 2.76m

The front door opens into the hallway with doors to lounge, dining room, inner hallway and staircase to first floor. Feature wood panelling. Smoke alarm. Spotlights. Laminate flooring.

Lounge 3.42m x 4.52m

Window to front. Feature wood panelled ceiling. Wood burning stove with premium flue set on slate hearth. Recessed shelves with spotlights above. Carbon monoxide detector. Smoke alarm. Spotlights. Carpet.

Inner hallway 2.51m x 1.50m

Entrance to inner hallway from hallway and doors to cloak room and kitchen. Under stairs storage cupboard. Spotlights. Laminate flooring.

Cloak room 1.69m x 1.12m

White WC and pedestal wash hand basin. Corner shelf. Extractor. Laminate flooring.

Kitchen 6.05m x 3.81m

Windows and door to rear. Modern fitted kitchen with worktop. White composite kitchen sink with right hand drainer. Rangemaster with gas hob and electric oven. Extractor. Feature brick tiled wall. Fridge/freezer. Carbon monoxide detector. Heat alarm. Spotlights. Laminate flooring.

Family room/Dining room 7.52m x 3.31m

Window to front and patio doors to rear garden. Wood burning stove with premium flue. Feature wood panelled ceiling. Spotlights. Smoke alarm. Carbon monoxide detector. Carpet tiles.

First floor landing 2.31m x 3.09m

Skylight to front. Feature wood panelling. Smoke alarm. Spotlights. Carpet.

Bedroom 1 3.42m x 4.77m

Windows to front and rear. Feature wood panelling. Hatch to roof space. Carbon monoxide detector. Carpet.

En-suite shower room 0.80m x 2.30m

White WC and wash hand basin with tiled splashback. Mirror and shelf. Recessed shower cubicle with mains shower. Tiling. Extractor. Spotlights. Carpet tiles.

Bedroom 2 4.74m x 3.08m

Double aspect to front and rear. Storage shelf. Carbon monoxide detector. Carpet.

Inner hallway 0.82m x 1.83m

Doors to shower room and bedroom 3. Carpet.

Bedroom 3 3.85m x 4.03m

Triple aspect to sides and rear. Spotlights. Carpet tiles.

Shower room 1.30m x 2.31m

White WC and pedestal wash hand basin with tiled splashback. Shower cubicle. Wall cabinet with mirrored doors. Vertical towel rail. Extractor. Spotlights. Waterproof laminate flooring.

Detached garage

Up and over door to front and door to side. Power and light. External water tap.

Garden ground

There is garden ground opposite the property which has been laid to lawn.

The enclosed rear garden is mainly laid to lawn with shrubs and trees. There is also a patio area, ideal for outdoor entertaining.

Extras

All fitted floor coverings, blinds and snooker table are included in the sale price.

Heating and glazing

Oil fired central heating and double glazing.

Services

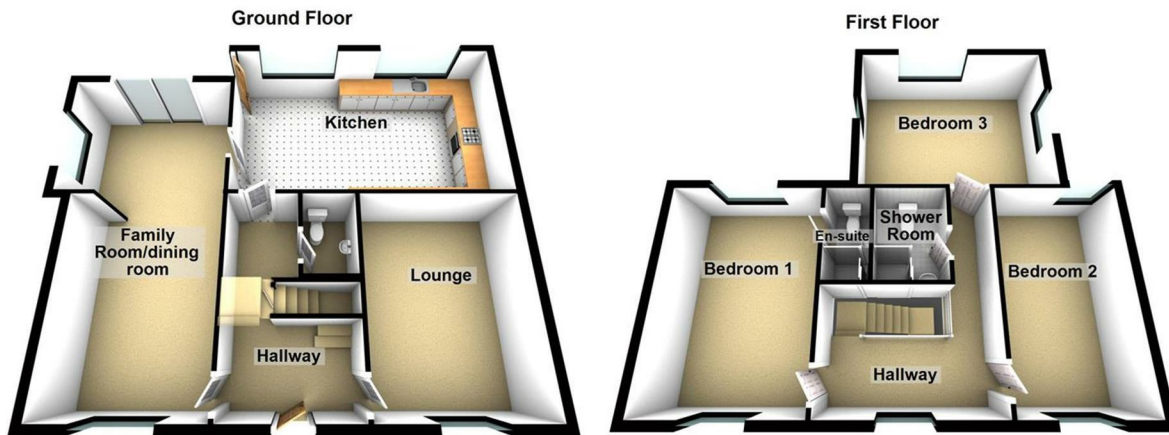
Mains electricity, water and drainage.

EPC Rating E

Council Tax Band B



### Energy Efficiency Graph



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E		42	
(21-38) F		45		(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC		<b>Scotland</b>		EU Directive 2002/91/EC	

### Viewing

Please contact our Inverness Office on 01463 795 006 if you wish to arrange a viewing appointment for this property or require further information.

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