



Semi-detached cottage in a popular coastal village

Close to famous beaches and golf courses around Dornoch



10 School Street

Embo, Dornoch, Highland, IV25 3PZ



Scan Here!



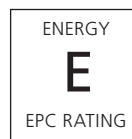
3 BED



2 SHOWERS



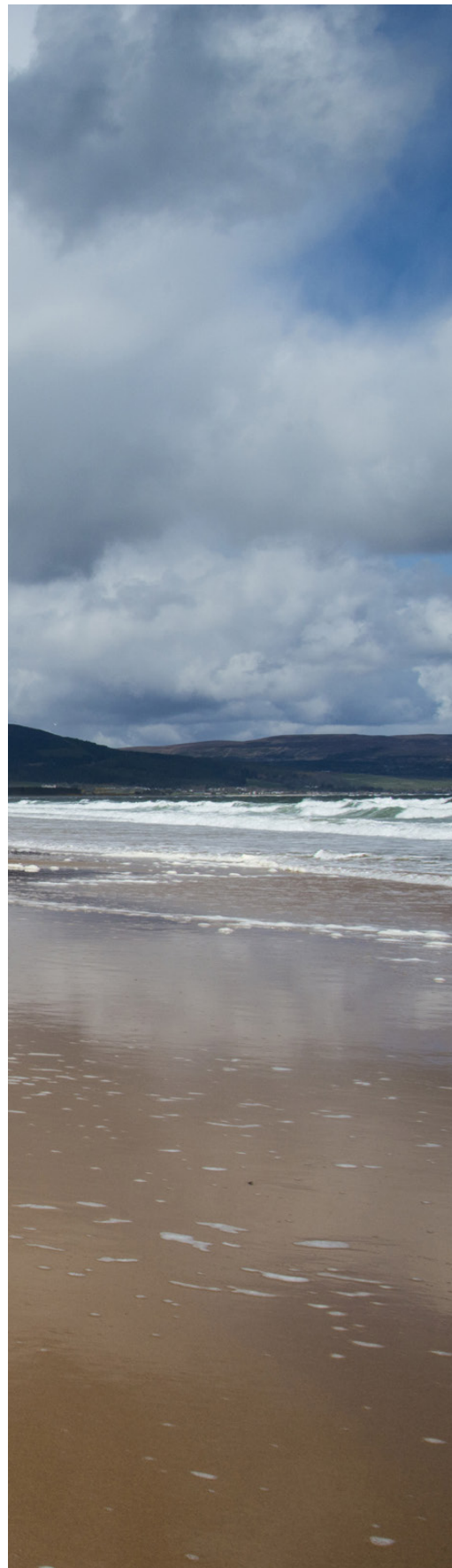
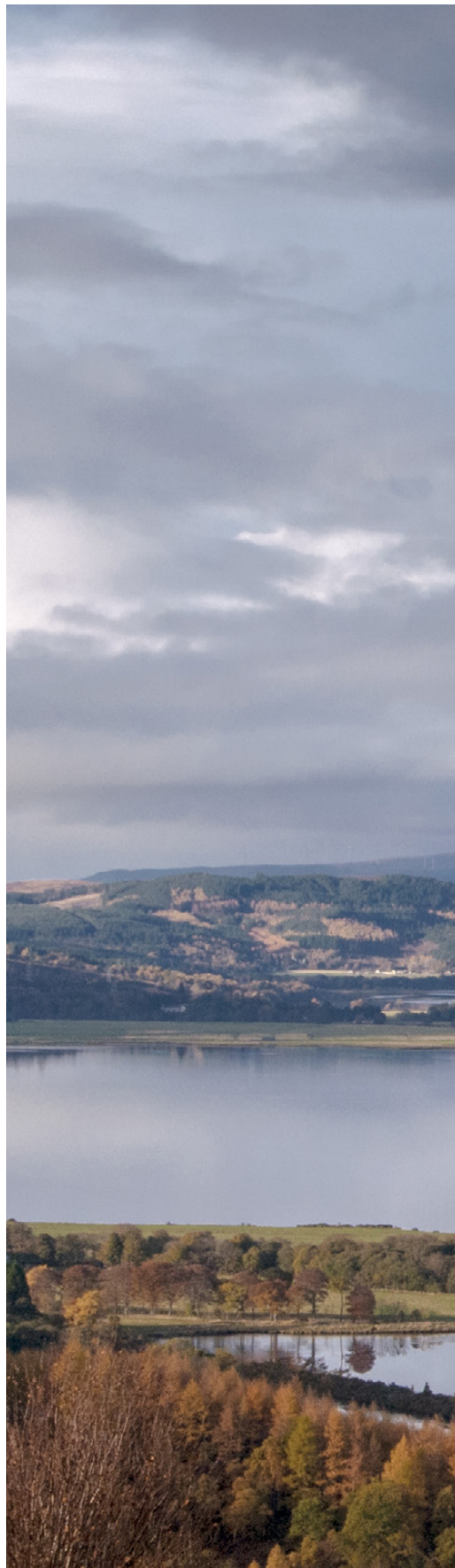
SEA VIEWS



ENERGY

E

EPC RATING



Dornoch

EMBO

The property is a short drive away from The Royal Burgh of Dornoch. Dornoch has a unique atmosphere with the village square dominated by the famous Dornoch Cathedral, where Madonna and Guy Richie's son was baptised the day before their wedding at nearby Skibo Castle. The Royal Dornoch Golf Club brings many overseas visitors desperate to challenge the both the iconic Championship Course and the lesser known but in some ways more difficult Struie Course. The town still retains many small family businesses, hotels and a cosmopolitan mix of restaurants and cafes. Primary and secondary schooling is provided at the highly respected Dornoch Academy. The journey to Inverness is just over 40 miles via

the nearby A9 trunk road. Inverness, the capital of The Highlands, provides all the attractions and facilities one would expect to find in a thriving city environment whilst offering spectacular scenery and places of historical interest. Acknowledged to be one of the fastest growing cities in Europe, the city provides a range of retail parks along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations. The easily accessible North-West Highlands is often referred to as the last great wilderness in Europe and the area boasts some of the most beautiful beaches and mountains in Scotland.



Breakfasting kitchen with utility room and lounge



School Street

ATTRACTIVE SEMI-DETACHED

This is a great opportunity to purchase an attractive and tastefully extended three bedroom semi-detached cottage in the quiet coastal village of Embo on the outskirts of Dornoch. Indeed this traditional property has superb panoramic views over the Dornoch Firth and looks out towards the 9th tee of the world famous Royal Dornoch Golf Course. The accommodation comprises of hallway, lounge, breakfasting kitchen, utility room, master bedroom with en-suite shower on the ground floor with two bedrooms and family shower-room on the upper floor. The property also benefits from oil-fired central heating, a multi-fuel stove in the lounge and double glazing throughout.

The easily-maintained front garden has a large block paving driveway providing parking for a number of vehicles and an attractive lawn with mature border plants. The rear garden is very private and fully enclosed. A large covered patio area allows outdoor diners to make the best of whatever the weather throws at you. In addition a large workshop and separate log store are included in the sale.

This property would make an ideal retirement or holiday home being close to the hallowed fairways of Royal Dornoch which is regularly included in the Best 20 courses in the world.



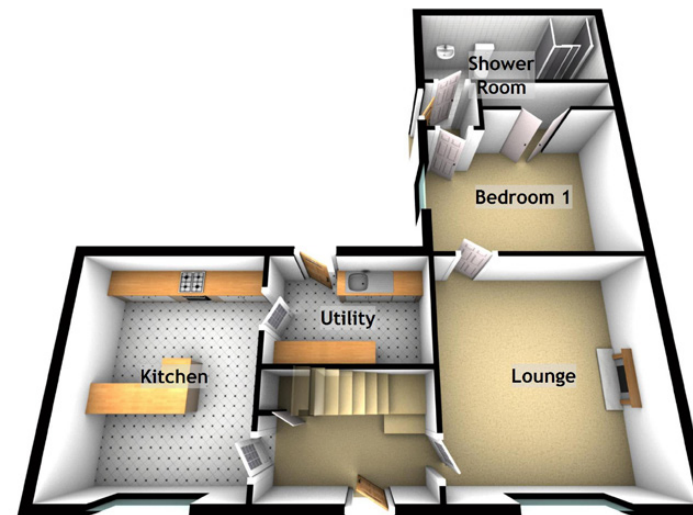


“...master bedroom with en-suite shower on the ground floor with two bedrooms and family shower-room on the upper floor...”

Specifications

FLOOR PLAN & SIZES

Ground Floor



First Floor



Approximate Dimensions

(Taken from the widest point)

Lounge	4.20m (13'9") x 4.00m (13'1")
Kitchen	4.20m (13'9") x 3.40m (11'2")
Utility	3.00m (9'10") x 2.00m (6'7")
Bedroom 1	4.00m (13'1") x 3.90m (12'10")
Bedroom 2	4.20m (13'9") x 3.20m (10'6")
Bedroom 3	3.40m (11'2") x 3.20m (10'6")
Shower Room	4.00m (13'1") x 1.80m (5'11")
Shower Room 2	2.90m (9'6") x 1.90m (6'3")

Approximate internal floor area (m²)

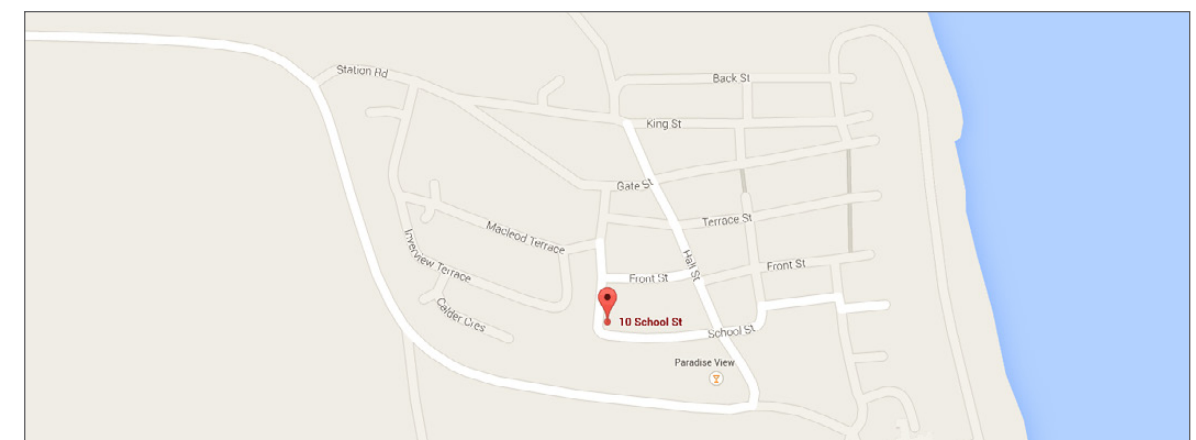
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Extras

(Included in the sale)

LPG cooker & oven.

HOW TO GET THERE





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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

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Text and description
THOMAS KISCOCK
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