



Bayview, 3 Hall Street, Embo, Sutherland, IV25 3QE

Offers over £260,000

This 3 bedroom detached property is situated in the quiet coastal village of Embo, on the outskirts of Dornoch and is only a short walk to the renowned Embo beach with its clean white sands which stretch north from the village of Embo to the mouth of the River Fleet and are edged by a belt of high sand dunes. Bayview, which requires some upgrading and modernising, has been extended over the years to provide bright and spacious family accommodation over two floors and enjoys open views across countryside and over the Dornoch Firth. Accommodation comprises on the ground floor: conservatory, living room, kitchen, bedroom, study/4th bedroom and WC with two bedrooms and shower room located on the first floor. The property is fully double-glazed and benefits from oil-fired central heating, supplemented by an open fire in the living room. Externally, the garden ground lies to the front, side and rear of the property. An attached garage provides off street parking. This property would make an ideal family home or purchase for the buy to let market and viewing is highly recommended.

LOCATION

Embo is a former fishing village with miles of sandy beaches close to hand and lies approximately three 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, service businesses and garages. Education facilities in Dornoch include playgroup, nursery, Primary and Secondary schools.



ACCOMMODATION

Entrance through rear UPVC door into porch.

Porch

Laminate flooring. Doors lead into WC and kitchen.

WC

Comprising WC and wall hung wash hand basin. Tiled splash-back. Radiator. Extractor fan.

Kitchen

This contemporary kitchen comprises a generous number of wall and base units, including drawers, and incorporates an integrated dishwasher and fridge freezer. Electric hob with extractor hood above. Eye level oven and microwave. Single sink and drainer with mixer tap. Work surface. Laminate flooring. Radiator. Door to lounge.

Living Room

Nicely proportioned room with front facing window. Deep display sill. A feature of this room is the open fire with wood surround which provides a cosy focal point. Carpet. Radiator. Doors lead through to a study and also to the front hall.

Study/4th Bedroom

Rear facing window with deep display sill. Built-in wardrobe and wall mounted cupboards. Carpet.

Front Hall

Access is given to conservatory, living room and ground floor bedroom. Door into under-stair storage cupboard. A carpeted staircase leads to the first floor landing.





Conservatory

A great addition to the property, this substantial conservatory provides a peaceful and tranquil setting and gives an impressive area for relaxing and entertaining enjoying views over countryside and across the Moray Firth. Glazed on 3-sides with external double doors leading out to the front of the property. Ceiling fan. Wall mounted panel heater. Wall lights. Laminate flooring.

Bedroom 1

Set on the ground floor, this nicely proportioned room enjoys a front facing window with views over countryside and the Dornoch Firth. Tiled fireplace with wood surround. Feature alcove with glass shelving. Ceiling has been lined with wood panelling. Carpet. Radiator.

Landing

Access is given to two bedrooms and shower room. Front facing Velux. Door into shelved linen cupboard. Carpet.

Bedroom 2

Front facing window enjoying open views across countryside and over to the Dornoch Firth. Coomb ceiling. Carpet. Radiator.

Bedroom 3

Another nicely proportioned bedroom with front facing window enjoying views across countryside and over to the Dornoch Firth. Coomb ceiling. Carpet. Radiator.

Shower Room

This fully tiled shower cubicle comprises built-in WC, vanity wash hand basin, with storage cupboards under, and shower cubicle. Chrome ladder style heated towel rail. Rear facing window. Part coomb ceiling. Extractor fan.





GARAGE

Attached single garage with electric roller door and pedestrian timber door and two windows.

GARDEN

There are areas of garden ground to the front, side and rear of the property which are laid to lawn for easy maintenance. There are brick built sheds along with a timber garden shed located in the rear garden.



