

6 Hall Street  
Embo, Sutherland, IV25 3QE

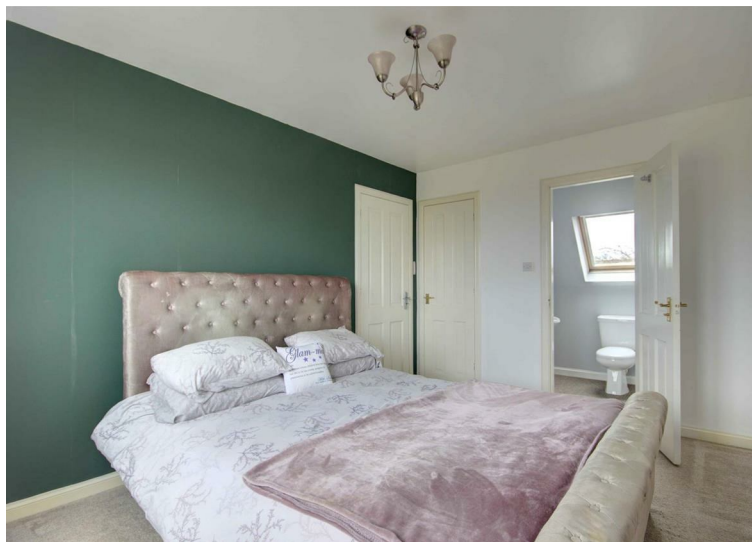


Offers Over £265,000

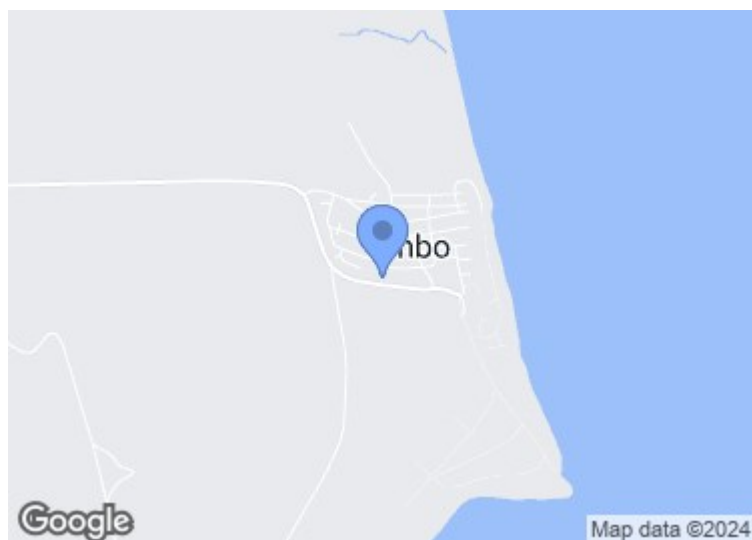


Monster Moves is delighted to present 6 Hall Street, a modern family home located in picturesque Embo. This spacious 4-bedroom detached property, built in 2001, offers a comfortable and contemporary living environment in the charming coastal village of Embo. Perfect for families, the home boasts ample space and a well-designed layout. Nestled close to the sandy beach, this property is just a short distance from the village's amenities, and the beautiful Dornoch Firth. Explore the rugged coastline, discover the rich history of the area, or enjoy a variety of outdoor activities, including the nearby world-renowned Royal Dornoch Golf Course.





- 4 Bedroom Detached Property
- Within Walking Distance to the Beach
- Spacious Living Accommodation
- Built 2001
- Village Location



PRs Property Redress Scheme

Living Wage Foundation

Thistle House, Main Street, Golspie, KW10 6TG  
sales@monster-moves.co.uk  
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Sutherland - 01408 525001  
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## UTILITY

Accessed via the rear entrance the utility room leads to the kitchen. This room provides space for washing machine and tumble dryer and has a sink and floor units with worktop. The built in cupboards provide ample space for coats, jackets, shoes and boots.

## KITCHEN / DINING ROOM

The kitchen/dining room is open plan and flows towards the sitting room. With light coloured wall and floor shaker style kitchen units and ample worktop space, integrated double oven/hob, a dishwasher and american style fridge freezer, plus ample space for large dining room table, this space is perfect for entertaining or spending time together with family.



## SITTING ROOM

Filled with light from the south facing large windows, with stunning views across neighbouring farmland along the coast towards Dornoch, this room has plenty of space for the whole family.

## BEDROOM 4

This bedroom could make an excellent guest room with WC located just beside, or perhaps a home office? A good sized double room with views to the front of the property.



## CLOAKROOM

A white wash basin and w/c with heated towel rail.

## ENTRANCE VESTIBULE & HALLWAY

The entrance vestibule at the front of the property leads to the hallway and stairs. There are built in cupboards conveniently located just outside bedroom 4.

## FIRST FLOOR

The upper hallway has large built-in cupboards. The water tank is located in one cupboard, with ample space remaining for linens, or storage.



## BEDROOM 1 WITH EN SUITE

A large double room with built in wardrobes and en suite shower room.

## BEDROOM 2

A double bedroom with built in wardrobe and 2 velux windows with views over the fields to the sea.



## BEDROOM 3

A double bedroom with built in wardrobe and 2 velux windows with views over the fields to the sea.

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### BATHROOM

A white three piece bathroom suite with over bath shower, heated towel rail and some built in shelves.

### LOFT

Accessed via the upper hallway, the floored loft runs the length of the property and has electric.

### GARDEN & DRIVEWAY

A gravel driveway to the rear of the property providing parking for multiple vehicles. Garden shed, enclosed oil tank and washing line. Garden to the front is mostly laid to grass with a southerly outlook across farmland towards the sea.



### VIRTUAL TOURS

360 Tour - <https://www.madesnappy.co.uk/tour/1g171ge8c8>

Virtual Walkthrough - <https://youtu.be/X-PlzEhzmYQ>

### ADDITIONAL INFORMATION

Oil Fired Central Heating

Council Tax Band - E

Mains Water & Sewerage

Built 2001

Laminate/Vinyl flooring throughout ground floor and bathrooms

Carpeted stairs and bedrooms

Ample storage space throughout

Floored loft space

All furniture and goods in the property are included in the sale



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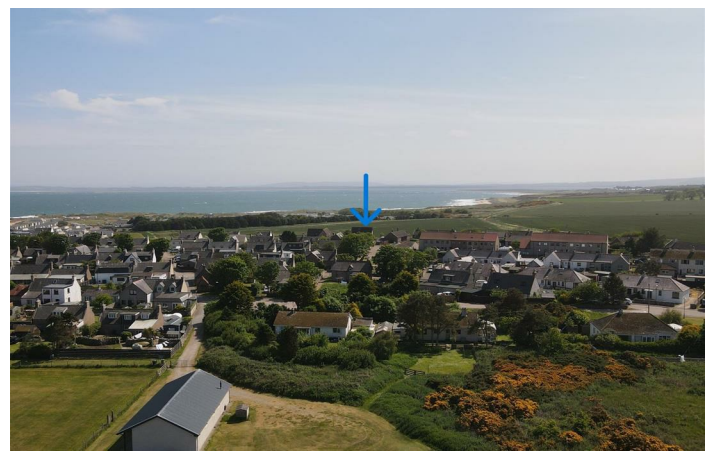
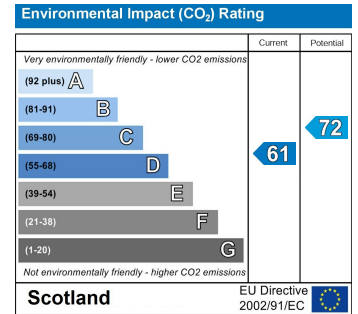
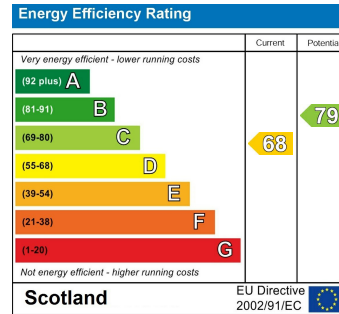


## LOCATION

The property is located in Embo, a small village in Sutherland situated two miles north-northeast of Dornoch. The village has a population of roughly 300 people. Embo is known for its beautiful, award-winning beaches. These beaches stretch for miles and consist of glorious golden sand. Embo is within walking distance of the Loch Fleet National Nature Reserve, where you can spot a variety of wildlife, including seals, ospreys and otters. The village is situated in the Highlands just over 3 miles from the beautiful and historic Royal Burgh of Dornoch where you will find a cathedral, museum, all local amenities and the world renowned Royal Dornoch golf course.



For illustrative purposes only. Produced by Monster Moves Ltd 2024  
Plan produced using PlanUp.  
**6 Hall Street, Embo**



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Council Tax  
Highland Council  
Band E

Tenure  
Freehold

Entry  
By mutual agreement

Viewing  
To arrange a viewing of 6 Hall Street, Embo,  
Sutherland IV25 3QE, please contact Monster Moves  
on 01408 525001 or email [sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)



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