

**ROSSDHU, 20 GATE STREET, EMBO,  
DORNOCH, SUTHERLAND, IV25 3PS**



**LIVING ROOM, SITTING ROOM, KITCHEN, UTILITY ROOM,  
FORMER POST OFFICE/SHOP AREA (LONG SINCE DISUSED),  
TWO BEDROOMS. BATHROOM.  
VARIOUS DILAPIDATED OUTBUILDINGS.**

Located in the popular coastal village of Embo, approximately 3 miles from the Royal Burgh of Dornoch, this detached property offers a development opportunity to purchase a traditional stone built two storey house with various dilapidated outbuildings. The property is in need of complete renovation/refurbishment, allowing an exciting project for any prospective purchaser but is not occupiable in its current state and is considered unsafe at present for habitation. Electricity and water have both been disconnected from the property.

**OFFERS OVER £160,000.00**



## LOCATION

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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.

## DIRECTIONS

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From the Square in Dornoch, take the road to the left and follow this road out for approximately 2 miles until you see a sign for Embo, turn right down this road. As you enter the village by the first junction on the left, follow the road keeping left and you will come to a bus stop and public car park. This car park is to the rear of the property.

## ACCOMMODATION

Entrance through front door into:

## ENTRANCE HALL

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Access is given to two public rooms. Stairs to landing. Under-stair storage cupboard.

## LIVING ROOM

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**4.56m x 3.77m (14'10" x 12'4")**

South facing window which has been boarded over. Open fire. Shelved alcove.

## SITTING ROOM

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**4.60m x 4.17m (15'1" x 13'8")**

South and East facing windows, both have been boarded over. Door through to kitchen. Open fire set in a tiled fireplace. Door through to utility room

## KITCHEN

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**2.84m x 2.10m (9'4" x 6'10")**

North facing window. Sink set in base unit.

## UTILITY

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**4.40m x 2.92m (14'6" x 9'6") at widest**

East facing window, which has been boarded over. Door out to back garden. Access to loft space. Door through to former shop and post office.

## FORMER SHOP & POST OFFICE AREA

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**7.11m x 4.07m (23'4" x 13'5")**

Two East facing windows, which have both been boarded over. East facing door out on to the street. Fireplace on north wall. Opening out to an adjoining lean-to.

From the front entrance hall, a staircase leads up to the landing.

## LANDING

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South facing window. Access is given to two bedrooms and bathroom. Wall mounted electric meter and fuse box.

## BEDROOM 1

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**4.62m x 4.16m (15'2" x 13'7")**

South facing window. Coomb ceiling. Open fire.

## BEDROOM 2

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**4.62m x 3.81m (15'2" x 12'6")**

South facing window. Coomb ceiling. Open fire.

## BATHROOM

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**2.80m x 2.15m (9'2" x 7')**

Comprising WC, wash hand basin and bath. North facing window. Hatch to loft.

## GARDEN

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The property sits in garden ground which is bound by stone walls, fencing and railings.

## OUTBUILDINGS

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Timber garage and various dilapidated outbuildings.

## DISCLAIMER

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Prospective viewers should note that the property is in a semi-derelict condition. Neither the seller of Rossdhu nor their Agents will accept any liability for damage or injury caused as a result of visiting the property. The electricity has been disconnected and therefore the use of a torch is needed whilst viewing.

## COUNCIL TAX BAND

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Band 'C'

## POST CODE

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IV25 3PS

## SERVICES

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Mains water, electricity and drainage.

## VIEWING

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Viewings can be arranged by contacting the selling agents.

## ENTRY

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By Arrangement

## PRICE

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Offers over £160,000.00 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.*

