



## Residential Property

Georgesons  
Estate Agents

# Dower House, Main Street, Portmahomack



### **The Property**

This charming, end-terraced house is situated in a prime seafront location in the coastal village of Portmahomack, just steps away from the glorious sandy beach and quaint harbour. In good decorative order, the property comprises of lounge/kitchen/diner, three spacious bedrooms (two share a Jack and Jill bathroom) and a downstairs toilet. The property benefits from uPVC double glazing. There is a wet electric central heating system throughout with a 16kw multi fuel stove in the lounge/kitchen with a back boiler. An additional wood burning stove is situated in the formal lounge/bedroom one. The garden is situated right above the beach, where you can sit and watch amazing sunsets. This property would make a lovely family home or investment property due to its fantastic location in this popular resort just ten miles from the popular North Coast 500 route.

### **The Area**

Portmahomack is a small fishing village situated in an idyllic location on the Tarbat Peninsula. Tarbat Ness Lighthouse, one of the tallest lighthouses in Britain, is about three miles from the village. In the village itself is the Old Tarbat Parish Church house and the Tarbat Discovery Centre which is designed to provide visitors with an insight into the area's pictish past: complete with a life-size bronze of a Pictish Queen outside. The village is situated on a sandy bay and has a small harbour. The harbour is home to a small number of fishing boats and is also popular with leisure craft. Portmahomack lies inside the Moray Firth Special Area of Conservation with the associated dolphin and whale watching activity. The village has a nursery/primary school, golf course with clubhouse, village hall with café, hotel, a number of places to eat and a shop with a sub-post office. The nearest town with full services is Tain lying approximately ten miles to the west.



**Entrance** – Entered via double glazed door to -

**Lounge/Kitchen/Diner** – 7.0m x 4.65m  
Front aspect room with views over the Dornoch firth. Wall and base units with stainless steel sink and drainer. Five burner range cooker with cooker hood. Integrated dishwasher and washing machine. Wood burning stove with back boiler which heats the water and radiators, Caithness slate hearth and wooden surround. Two radiators. One single and six double power points. Television aerial outlet. Smoke alarm. Laminate flooring. Stairs to first floor.



**Formal Lounge/Bedroom 3** – 4.6m x 3.9m. Bright and airy room with double glazed window to front aspect. Open shelving. Wood burning stove. Radiator. Four double power points. Television aerial point. Laminate flooring.



**Toilet** – 2.8m x 1.9m  
WC and pedestal wash hand basin. Vinyl flooring.

**Stairs to 1<sup>st</sup> floor -**



**Landing** - One double power point. Radiator. Carpet flooring, doors to -

**Bedroom 1** – 4.7m x 4.1m  
Double glazed window to front aspect with views across Dornoch Firth. Radiator, four double power points, television aerial point. Carpet flooring.



**Jack & Jill Bathroom** – 2.8m x 2.5m  
Double glazed window to front aspect. WC and pedestal wash hand basin, shower enclosure with thermostatic shower, heated towel rail, shaving point, extractor fan and vinyl flooring.



**Bedroom 2** – 4.7m x 3.9m

Double glazed window to front aspect with views across Dornoch Firth. Radiator. Four double power points, television aerial point and carpet flooring.



**View from front door over garden to the harbour and Dornoch Firth.**



**Gardens** – Large enclosed beach front garden to the front of the property. Log shed to the rear.



**Portmahomack beach**



**Parking** – On street parking is available to the front of the property.

**Video** – A video of this property can be viewed on our website.

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**Postcode** – IV20 1YB

**Council Tax** – Band D      **EPC** – E46

**Price** – Offers Over £250,000 to be lodged with the selling agents, Georgesons.

**Viewing** – By appointment via Georgesons

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**Prospective purchasers should note:**

- 1 These particulars are subjective for descriptive purposes only and are not an offer to sell, representation or warranty. Potential purchasers must satisfy themselves by their own enquiries:
  - (a) that any measurements given are accurate;
  - (b) that any use envisaged has all necessary permissions;
- 2 These particulars do not form any part of a contract of sale unless incorporated within a self proving signed document under the Requirements of Writing (Scotland) Act 1985.
- 3 The owners reserve the right not to sell or to sell to anyone at any price without giving warning to other interested parties.

**Georgesons Estate Agency Ltd**

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