

# Flat 5, Harbour Buildings Harbour Street

PORTMAHOMACK, IV20 1YG



*A coastal gem, two-bedroom apartment overlooking  
the harbour and water in Portmahomack*



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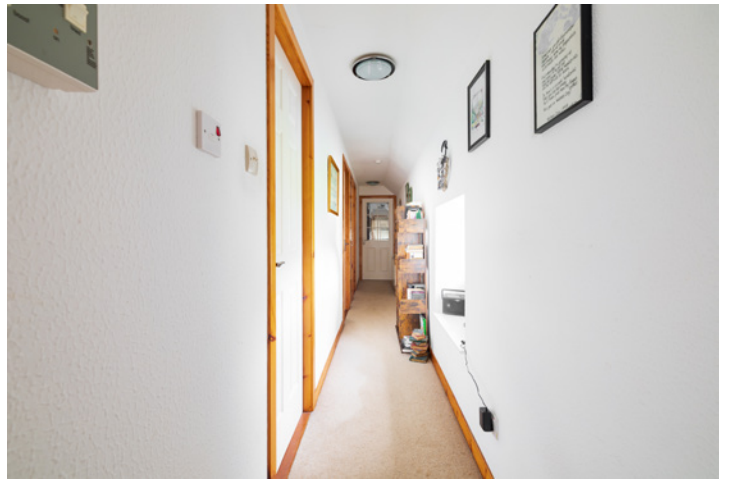


Welcome to 5 Harbour Buildings, a bright and beautifully positioned two-bedroom upper-floor flat set in the heart of the charming seaside village of Portmahomack on the East Sutherland coast. Overlooking the picturesque harbour and Dornoch Firth, this property offers water views and a relaxed coastal lifestyle. Whether you're searching for a peaceful waterside retreat, a smart holiday let investment, or a first-time buy, this home ticks all the boxes.

# THE LOUNGE / KITCHEN



The property features an airy open-plan lounge and fitted kitchen which showcases the stunning views directly over the harbour and beyond, perfect for watching sunsets or morning light on the water.



There are two double bedrooms, both featuring built-in wardrobes and plenty of natural light. The contemporary shower room has a stylish vanity unit offering excellent storage.

## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2

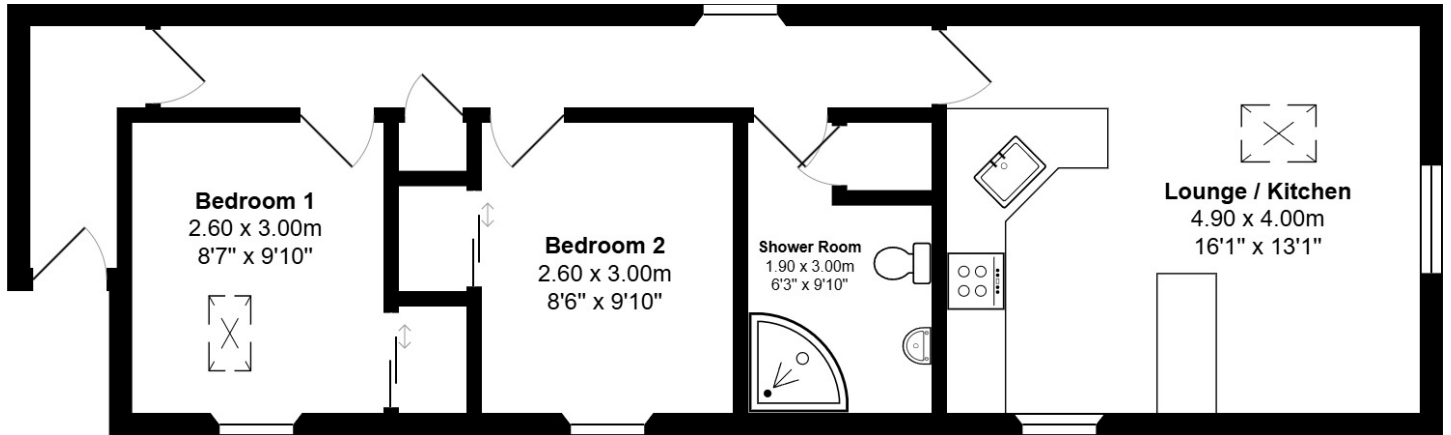


Parking is available directly outside the building. This well-maintained flat is an ideal investment or lifestyle move and is ready for immediate enjoyment and would suit first-time buyers, second home seekers, or holiday let investors looking for a strong return in a popular Highland coastal destination.

# EXTERNALS

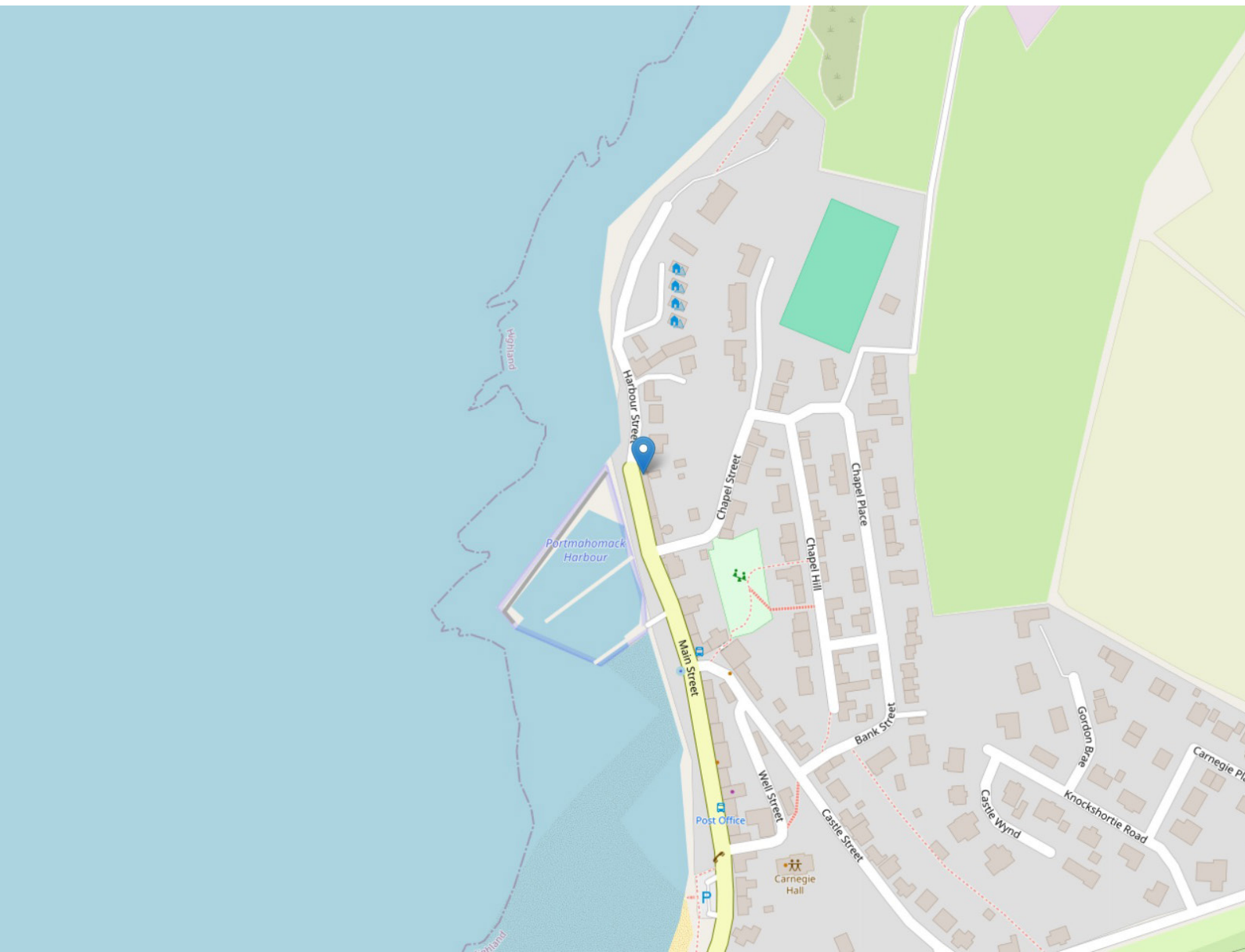


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 56m<sup>2</sup> | EPC Rating: E



# THE LOCATION

Discover the coastal charm of Portmahomack, a highly sought-after seaside village on the Tarbat Peninsula, nestled along Scotland's beautiful East Coast. This rare west-facing village offers breathtaking sunset views over the Dornoch Firth and boasts a peaceful sandy beach, an active harbour, and a warm, welcoming community. Portmahomack is home to excellent local amenities, including a convenience store with a Post Office, a popular café, the acclaimed Oystercatcher restaurant, a well-regarded primary school, and the renowned Carnegie Hall arts and heritage centre.





In summer, the village becomes a serene haven for beachgoers and outdoor enthusiasts, while golf lovers can enjoy the scenic 9-hole links course located right within the village. Surrounded by spectacular Highland landscapes and coastal walks, the area is also close to world-class golf courses such as Tain Golf Club and Royal Dornoch, as well as dolphin spotting opportunities and historic sites like the Tarbat Discovery Centre. Just nine miles away, the town of Tain offers supermarkets, independent shops, health centres, and Tain Royal Academy. Regular train services from Tain provide easy connections to Inverness, Wick, and Thurso. Inverness, the capital of the Highlands, is located approximately 40 miles away and offers a full range of city amenities, including major retail parks, cultural attractions, higher education, top-tier medical facilities, and Inverness Airport, which provides regular flights to London Gatwick and other UK destinations. Portmahomack truly offers the perfect balance of coastal tranquillity and modern convenience, an exceptional lifestyle location for a permanent home, a holiday retreat, or a smart investment.



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