



solicitors • estate agents

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## 110/122 TOTEGAN, STRATHY POINT, STRATHY

Available for sale are these two generous crofts which include a two bedroom traditional cottage with attached barn and byre, lean to block built store, detached profile metal garage/store. The crofts and house site extend to approximately 4.28 hectares (10.59 acres) in total. The cottage and garden ground has been de-crofted and benefits from oil central heating which is further enhanced by a multi-fuel stove in the bedroom. The roof was replaced in 2012 and there are also recently fitted uPVC double glazed windows and doors. Offering a quiet and private location the property enjoys views to the surrounding countryside, with sea views to the rugged coastline and Strathy Lighthouse from the land. Accommodation comprises entrance Porch, hallway, lounge, two bedrooms, kitchen and shower room. There is a 1 share of common grazing rights which at present equates to approximately 28.86 hectares (71 acres). Viewing is recommended to appreciate all the property offers.

**OFFERS AROUND £135,000**

## Entrance Porch

2.02m x 1.86m 6'07" x 6'01"

Partially glazed uPVC front door. Carpet. UPVC door to hallway.

## Hallway

Carpet. Door to the kitchen, shower room and inner hallway.

## Kitchen

3.45m x 2.69m 11'04" x 8'10" max

Fitted base and eye level units with work top space and splash back tiling. Stainless steel sink with drainer. Space for cooker, services for washing machine. Shelved pantry cupboard. Window to front. Carpet. Radiator.

## Shower Room

2.19m x 1.75m 7'02" x 5'09"

Disability shower enclosure with wet wall and electric shower. WC. Wash hand basin. Partial wet wall to walls. Radiator. Window to front. Carpet.

## Inner Hallway

Carpet. Radiator. Telephone point. Hatch access to the loft. Partial wood lining to ceilings and walls. Coat hooks.

## Lounge

3.83m x 3.63m 12'06" x 11'11"

Deeply silled window to front. Carpet. Radiator. TV point.

## Bedroom 1

3.72m x 3.70m 12'02" x 12'01"

Deeply silled window to front. Multi fuel stove with attractive fireplace surround. Carpet. Radiator. Two sets of double doors to built in wardrobes.

## Bedroom 2

2.74m x 2.46m 8'11" x 8'01"

Deeply silled window to rear. Carpet. Radiator.

## Outside

Attached stone built byre and barn, both extending to approximately 5.48m x 3.96m (18'00" x 13'00"). A recently erected profile metal garage/store with power and outside tap extends to approximately 6.09m x 6.09m (20'00" x 20'00"). The property is set in a total site extending to 4.28 hectares (10.5 acres). There is approximately 2.68 hectares (6.64 acres) surrounding the dwelling house of which, I understand, an area of 0.065 hectares (0.16 acres) has been de-crofted. The fields are used as grazing. Boundaries are formed in timber post and wire fencing. Located on the opposite side of the public road there is an area extending 1.59 hectares (3.95 acres). Boundaries are again formed in post and wire fencing and this area could be utilised as further grazing.

## General Information

The floor coverings, curtains and blinds as fitted are included in the sale. Home Report available from [property@youngrob.co.uk](mailto:property@youngrob.co.uk).

## Council Tax

The subjects are in band A. The Council Tax Band may be re-assessed by the Highland Council when the property is sold. This may result in the Band being altered.

## EPC

E

## Postcode

KW14 7RY

## Entry

By arrangement.

## Viewing

By arrangement with our Thurso Office.

## Price

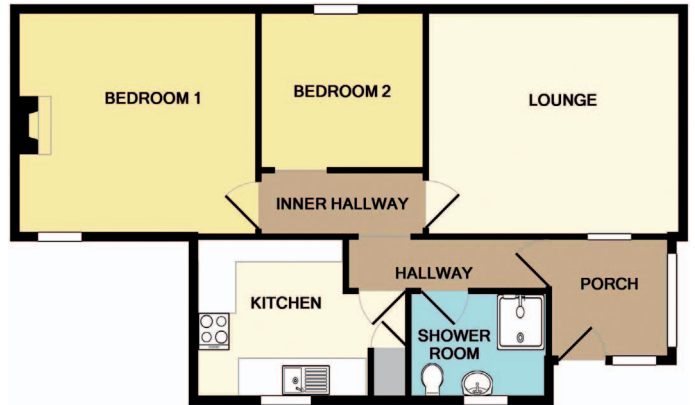
Offers Around £135,000 should be submitted to our Thurso Office.

## Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.

## Location

On entering Strathy from the east, pass the Village Hall on the left, proceed up the hill and pass the Strathy Inn on the right hand side, taking the next turning on your right. Strathy is a small village on the north coast of Sutherland with Churches, its own Community Hall and Inn, situated 3 miles from Melvich, 10 miles from Bettyhill, 22 miles from Thurso and about 100 miles from Inverness. Scottish Natural Heritage (SNH) has designated the Strathy coast an SSSI (Site of Special Scientific Interest) and the dunes car park has facilities for visitors to the area. With nearby salmon rivers, hill lochs and a golf course at Reay, country pursuits abound. The location has much to offer the fisherman, the deerstalker, the hill walker, bird watcher, botanist, golfer, surfer, kayaker, artist, photographer and stargazer alike. Melvich has a nursery, primary school, hotel, Inn and general store with post office. Bettyhill offers schooling to secondary level, swimming pool, general stores with post office and petrol station. There is also a Highland Council Service Point at its Telectottage. Thurso is one of two main towns in the Caithness District and has full shopping, banking, professional, medical, educational and recreational facilities, Caithness General Hospital being sited in Wick. From Thurso there are regular bus and rail services south and from Wick Airport, approximately 20 miles further east, there are regular scheduled flights.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers should verify the particulars on their visit to the property and note that the information given does not obviate the need for a full survey and all appropriate enquiries.

