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TIGH NA BO, LAID, LOCH ERIBOLL, DURNESS

With breathe taking views over Loch Eriboll, the stunning surrounding countryside and magnificent mountains including Ben Loyal and Ben Hope, this property consists of a detached renovated cottage, derelict house, garage and 3.5 acres of land. Situated in an elevated position the architecturally designed open plan cottage has many pleasing features throughout including hard wood double glazed windows, solid pine flooring throughout, wood lined opened ceiling and attractive wood burning stove set on Lotte Glob tiled hearth. There are several velux and deeply silled windows taking advantage of the natural light and exceptional views. Accommodation comprises entrance/utility area, living room, kitchen/dining/sitting room with Rayburn, and convenient cloak room to the ground floor. Upstairs off the bedroom is a spacious en-suite bathroom. Approximately 7 miles from Durness, the largest village in the north western corner of Scotland, and only 4 miles from the gorgeous Cannabeinne Beach the property may appeal to those looking for their own highland bolthole. A perfect and idyllic Highland retreat, a haven for nature lovers, fishers, walkers, beach-goers or for simple relaxation, viewing is highly recommended to appreciate the location and potential this property offers.

OFFERS OVER £185,000

Living Room

6.61m x 3.37m 21'8" x 11'

Insulated front door into entrance/utility area. Open plan stairs to first floor. Services for two washing machine. Eye level unit to wall. Electric to wall. Deeply silled window to front and one to the rear. Two velux windows. Wood burning stove set on attractive Lotte Glob (ceramic artist) tiled hearth. Wood lined ceiling, and exposed stone feature to walls.



WC

2.43m x 1.11m 7'11" x 3'7"

WC. Wash hand basin. Coat hooks to wall. Deeply silled window. There is also a fitted electric point for radiator if required.

Kitchen/Sitting Room 6.79m x 3.85m 22'3" x 12'7" max

Large spacious room with two deeply silled windows to front. Double Belfast style sink. Solid wood work top space with fitted two ring Schott Ceran hob and space below for electric oven. Space for fridge. Rayburn which also heats the house, hot water and bathroom radiator. Decorative fitted corner unit to wall. Spotlights to ceiling. Stable style door to entrance area. There is also a fitted electric point for radiator if required.



Bedroom

3.72m x 3.04m 12'2" x 10'

Three velux windows. Overhead access to the loft area. Door to en suite bathroom.

En Suite

3.04m x 2.94m 10' x 9'7"

WC. Wash hand basin with mirrored bathroom cabinet above. Bath. Shaver light point. Radiator (heated by the Rayburn). Extractor. Velux window. Fortic cylinder with immersion heater.

Garage: 4.65m x 2.78m 15'3" x 9'1"

Stone built garage with roof. Two small windows. Timber double doors.

Derelict House

Currently used as storage the property has four internal rooms off the hallway. To the side is a small lean too that was utilised as a post office for the area.

Hallway: 22'11" x 3'9"
Two rooms – 15" x 11"
Two rooms – 11" x 10"
Lean to: 12' x 6'6"

Land

The property sits on a plot that extends to approximately 3.5 acres (1.41 hectares). Bordered with deer fencing the land, which is to the front of the property, is divided into three fields with fencing and posts.

General Information

The floor coverings, curtains and blinds as fitted are included in the sale. Home Report available from 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

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Postcode

IV27 4UN

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers over £185,000 should be submitted to our Thurso Office.

Office Hours

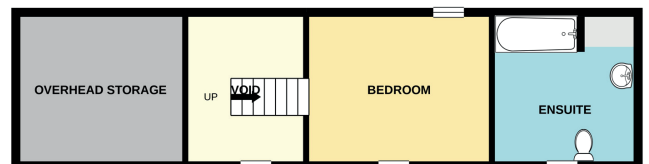
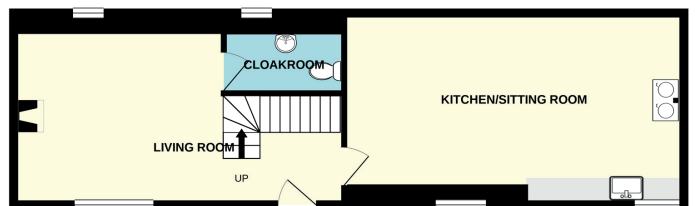
9.15am - 1pm, 2pm - 5pm Monday to Friday.

Directions

From the West continue from Durness on the A838 for approximately 7 miles. The property is located on the left hand side. From the East continue on the A838, passing through Tongue. Continue for approximately 22 miles and you shall find the property on the right hand side.

Location

The property is situated on the North West coast of Scotland. Adjacent to the popular NC500 route, it is approximately 7 miles from Durness, the largest village in the north western corner of Scotland. Durness has a population of around 400, and is on the A838 road. It is located between the towns of Thurso 72 miles (116 km) to the east and Ullapool 68 miles (109 km) to the south. Approximately a 2½ hour drive from Inverness the area has a superb rugged coast line and fantastic beaches with turquoise waters. In addition to the wildlife and vast open spaces are moorlands and dramatic mountains which attractive birdwatchers, hill walkers and mountain climbers alike and there is also the Durness footpath network. Durness has a primary school, with secondary schooling available in Kinlochbervie, and a variety of local shops and businesses including a health centre, Spar, post office, craft village, 24 hr fuel, hotel and pub. Tesco also offer a collection service from Kinlochbervie and Scotlands mobile cinema Screen Machine presents the latest films to the area. The village hall offers indoor bowls, spinning classes, yoga, knit and natter and coffee mornings. Dial a Bus also offers weekly shopping trips to Thurso and Inverness.



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.