



solicitors • estate agents

# Young Robertson & Co.



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## PLOT 1, BURN ROAD, RATTAR, CAITHNESS

Enjoying a tranquil and rural location with countryside views extending towards Dunnet Head and the Pentland Firth Yonder is this level plot which is tucked quietly back from the council maintained road. Extending to approximately 0.75 acres (0.30 hectares) with direct access from the roadside there is electricity and water adjacent. Private drainage would be required. Private drainage would be required. Only a short drive from Dunnet and the local primary school, and close to the popular NC500 route and Gills Bay, which is the mainland terminal for Pentland Ferries. A comfortable commute from Wick and Thurso, and approximately 8 miles from the popular tourist village John O'Groats, and Dunnet Head, the UK's most northerly point, viewing is recommended.

**OFFERS OVER £30,000**



## General Information

Water and electricity are adjacent to the site. Telephone line nearby. A private treatment plant would be required. For advice on Electricity connections please contact Scottish and Sutherland Electricity Networks on 0800 048 351 or email: [connections@ssen.co.uk](mailto:connections@ssen.co.uk). For advice on Water & Sewerage connections please contact Scottish Water direct on 0800 389 0379 or e-mail: [developmentsoperations@scottishwater.co.uk](mailto:developmentsoperations@scottishwater.co.uk).

## Postcode

KW14 8XT

## Entry

By arrangement.

## Viewing

Simply visit the site or by arrangement with our Thurso Office.

## Entry

By arrangement.

## Price

Offers Over £30,000 should be submitted to our Thurso Office.

## Office Hours

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

## Latitude

58.635139

## Longitude

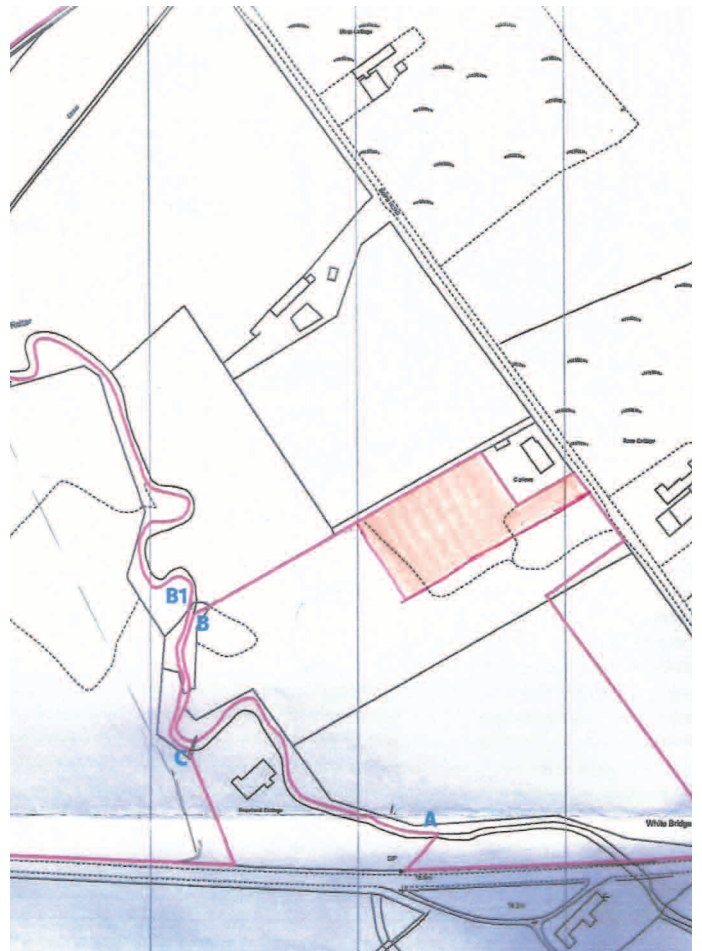
-3.261490

## Directions

From the main A836 continue East from Dunnet for approximately 3.5 miles. You will see a signpost for Scarfskerry turning left onto Burn Road. Continue along this road for approximately 0.1 miles and you will find the property on the left hand side. From the East continue West through Mey for approximately 1.2 miles turning right at the signpost for Scarfskerry. Continue along this road for approximately 0.1 miles and you will find the property on the left hand side.

## Location

Rattar is a rural farming location close to Scarfskerry on the coast. Situated a short drive from the village of Mey, Dunnet and Castletown and approximately 12 miles from Thurso, and 8 miles from John O'Groats. Locally there is a primary school at Crossroads, Barrock, an attractive small harbour and stunning sea views.



*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.*

