



solicitors • estate agents

Young Robertson & Co.



WESTEND HOUSE, 10 DURINE, DURNES

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In need of full refurbishment and renovation is this traditional 1½ storey croft house which has been extended and altered over the years. Offering generous living accommodation, it is ideal for those seeking a spacious residential property or exploring commercial development potential, subject to necessary planning consents. Included in the sale is a modern two-bedroom chalet—perfect for comfortable accommodation during the renovation process. The house site extends to approximately 0.35 acres (1,415.96m²), providing ample space for parking, turning, and potential further development, again subject to necessary planning consents.

Located on the popular NC500 route Durness is the largest village in the north western corner of Scotland. A very popular tourist village attracting many cyclists, hill walkers and climbers to the area. Fabulous award-winning beaches with crystal clear turquoise waters, rugged coastline and local amenities are all within walking distance of the property. Please note that due to the condition of the property it is unlikely to qualify for standard lending. Offering an excellent opportunity to create a beautiful family home, or change of life opportunity, viewing is highly recommended to appreciate all this property offers.

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OFFERS OVER £165,000

House:

Ground Level	
Living/Dining Room	7.28m x 6.72m 23'10" x 22'10" max
Sun Room	4.57m x 2.89m 14'11" x 9'6"
Sitting room	3.71m x 3.60 12'2" x 11'9"
Study	2.64m x 2.64m 8'8" x 8'8"
Kitchen/ Breakfast Room	4.33m x 4.21 14'2" x 13'9"
Inner Pantry	2.31m x 1.40m 7'6" x 4'6"
Utility Room	4.21m x 1.86m 13'9" x 6'11"
Store Room	2.62m x 1.67m 8'6" x 5'5"
WC	1.95m x 1.64m 6'4" x 5'4"
Store Room	2.99m x 2.99m 9'9" x 9'9"
Bathroom	1.49m x 1.11m 4'10" x 3'7"
Bedroom	3.83m x 3.82m 12'7" x 12'6"
Ensuite	2.95m x 1.26m 9'8" x 4'1"
Accessed externally at ground level	
Bedroom	4.67m x 3.78m 15'4" x 12'5"
Ensuite	2.79m x 1.25m 9'2" x 4'1"
First Floor	
Bedroom	3.77m x 3.38m 12'4" x 11'11"
Shower Room	2.52m x 1.46m 8'3" x 4'8"
Bedroom	3.77m x 3.29m 12'4" x 10'8"
Cabin	
Entrance/Utility	2.15m x 1.03m 7'1" x 3'4"
Living Room	5.79m x 2.93m 19'"" x 9'7"
Kitchen	2.84m x 2.68m 9'4" x 8'9"
Bedroom 1	3.03m x 2.84m 9'11" x 9'3"
Bedroom 2	3.03m x 2.84m 9'11" x 9'3"
Bathroom	2.64m x 1.70m 8'8" x 5'7"



General Information:

Mains water and electricity. Private septic tank. The floor coverings, curtains and blinds as fitted are included in the sale. This property is exempt from providing a home report and EPC.

Council Tax:

The subjects are in band E.

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.

Postcode:

IV27 4PN

Entry:

By arrangement:

Viewing:

By arrangement with our Thurso Office.

Price:

Offers over £165,000 should be submitted to our Thurso Office.

Office Hours: 9.15 am – 1pm, 2pm- 5pm Monday to Friday.

Location:

Durness is situated in the North West coast of Scotland and is very popular with tourists during the summer months. It is the largest village in the north western corner of Scotland, has a population of around 400, and is on the A838 road. It is located on the north coast between the towns of Thurso 72 miles (116 km) to the east) and Ullapool 68 miles (109 km) to the south. Approximately a 2 ½ hour drive from Inverness the area has a superb rugged coast line, award winning beaches with crystal clear turquoise waters and is ideal for those who are interested in hiking or water sports. Durness has a primary school and a variety of local shops and businesses.

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.



First Floor