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NEW BUILD, BROUGH, THURSO

With highly impressive eco-credentials, this off-plan property is predicted to be awarded an EPC A rating, so if you're on the lookout for a home that'll cut your energy bills, be kind to the planet, and save you the associated stresses of building your own home this property is for you! PV panels shall provide electricity, and air source heating shall be further enhanced by a wood burning stove. Chain-free, and with attractive specifications this three-bedroom property shall be sold in walk in condition and is due for completion early May 2024. Offering lovely coastal and countryside views looking over to the Pentland Firth and Orkney Isles, the property will be finished to a high standard offering spacious and well-planned living accommodation. Well-insulated, contemporary and stylish grey uPVC double glazed windows will all add to the appeal of the property. Accommodation to comprise of front porch, hallway, bright open plan living/dining room/kitchen, utility room, family bathroom and three bedrooms with the master bedroom having an en-suite shower room. Outside the plot extends to approximately 0.3 acres offering substantial garden grounds and ample parking for several cars. Beautiful countryside and coastal walks are on the doorstep, and it is only a short drive from the village of Dunnet, and approximately 10 miles from Thurso. Plans and further details are available on application. Further land may be available under separate negotiation.

OFFERS OVER £230,000

General Information

The property is due for completion early May 2024. The property will have electricity and water connections with a private septic tank and soakaway.

Planning Ref

23/01559/MSC

Latitude: Longitude:

58.646077 -3.346047

Council Tax

The Council Tax Band shall be assessed by the Highland Council when the property is completed.

EPC

Anticipated to be A.

Postcode

KW14 8YE

Entry

By arrangement.

Viewing

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

Price

Offers over £230,000 should be submitted to our Thurso Office.

Office Hours

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

Directions

From the A836 passing through Dunnet take the turning for Brough onto the B855. Continue along this road which takes a turning to the left-hand side signposted Dunnet Head viewpoint. Continue along this road passing a small hamlet. The property is located on the left-hand side of the road,

Location

A rural location of the outskirts of the village of Brough. Brough is a small village in Caithness in the North of Scotland. It is located on the B855 single-track road, the most northerly numbered road on the mainland of Great Britain, and is a few miles to the south east of Dunnet Head, the most northerly point on the British mainland, and a mile or so north of the village of Dunnet. The village has a post office and tea rooms, and a bus stop. Brough harbour, a short distance to the north of the village, now little used, faces Little Clett rock, a small islet that shelters the harbour from the north. To the south of the village lies St John's Loch, reputedly a very good brown trout loch.

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.

