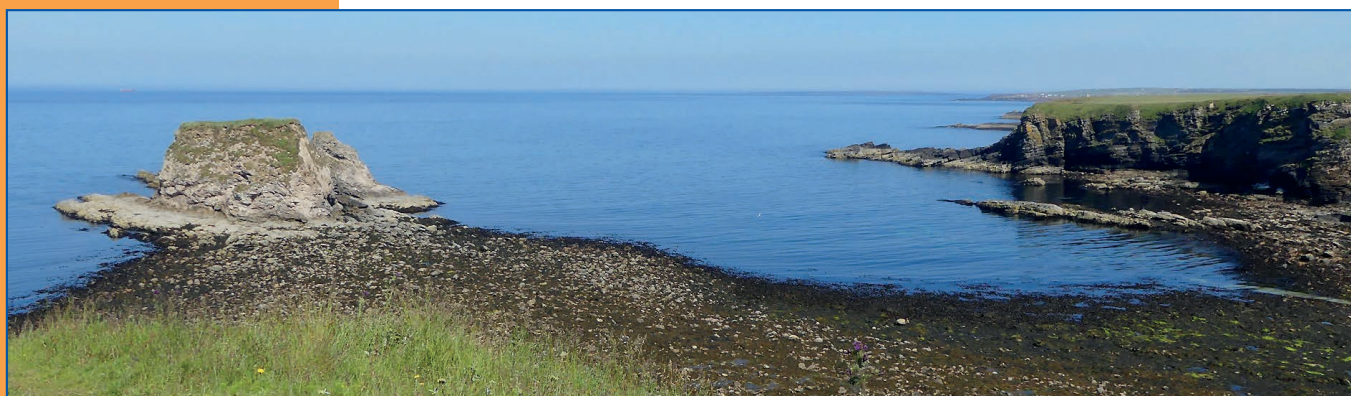


solicitors • estate agents

# Young Robertson & Co.



**29 TRAILL STREET  
THURSO KW14 8EG**  
tel: 01847 896177  
fax: 01847 896358  
[property@youngrob.co.uk](mailto:property@youngrob.co.uk)  
[youngrob.co.uk](http://youngrob.co.uk)

**21 BRIDGE STREET  
WICK KW1 4AJ**  
tel: 01955 605151  
fax: 01955 602200  
[wick@youngrob.co.uk](mailto:wick@youngrob.co.uk)  
[youngrob.co.uk](http://youngrob.co.uk)

[caithnessproperty.co.uk](http://caithnessproperty.co.uk) 

## 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 the hot water, 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. The property shall be completed with a wet-dash finish and blockwork and roof tiles are now completed, as is the plumbing and electrics inside. 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 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 one acre offering substantial garden grounds and ample parking for several cars, as well as a convenient EV charging point. 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.

## OFFERS OVER £230,000

## General Information

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,

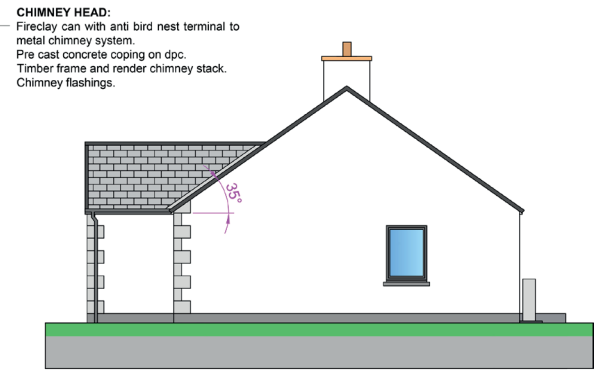
## Location

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.

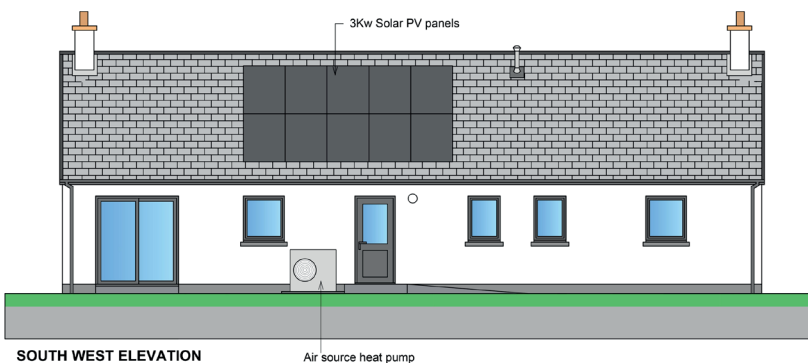
*The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers 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.*



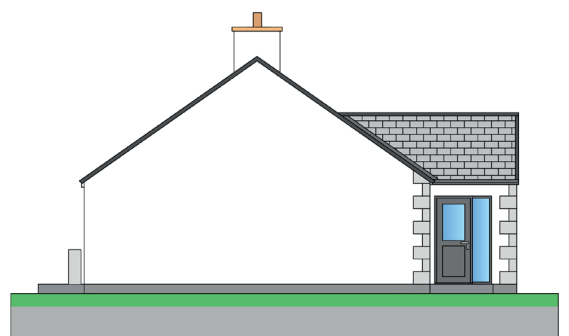
NORTH EAST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION