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# Young Robertson & Co.



## DUNERA, SCARFSKERRY, THURSO

This three-bedroom detached cottage, with attached store/garage, large detached agricultural shed/workshop, carport and expansive garden grounds is located within the rural coastal village of Scarfskerry. Enjoying countryside views that extend to the Pentland Firth including Dunnet Head and Orkney Isles the property benefits from uPVC double glazing and oil central heating. Requiring some updating and modernisation there is also an open fireplace in the living room (currently not in use). Accommodation comprises entrance hallway, living room, kitchen/diner, inner hallway with fitted storage, three double bedrooms and bathroom. With potential to extend the current footprint this property also presents an ideal opportunity for those looking for a family home perhaps with a business opportunity. Locally nursery and primary schooling is provided approximately 1 mile away, with transport provided to the secondary school in Thurso. Enjoying a peaceful country location the property is situated just off the popular NC500 route, approximately 12 miles from Thurso, 9 miles from John O'Groats and just a short drive to Dunnet, Mey and Castletown with their local stores and amenities.

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**OFFERS OVER £170,000**

## Hallway

Partially glazed uPVC front door. Vinyl flooring. Airing cupboard with hot water tank and fitted shelving. Hatch access to the loft.

## Living Room **3.89m x 3.11m 12'9" x 10'2"**

Window to front with far reaching views to surrounding countryside. Two radiators. Carpet. Open fire (currently not in use) with tiled surround, Caithness stone hearth and electric fire insert.

## Kitchen **4.6m x 2.57m 15'1" x 8'5"**

Fitted eye and base level unit with work top space. Stainless steel sink with mixer tap, drainer and splash back tiling. Ample space for table and chairs. Double aspect windows with views to surrounding countryside, Dunnet Head, Pentland Firth and Orkney Isles. Shelved pantry cupboard. Laminate flooring. Telephone point. Radiator. Wall light.

## Bathroom **2.43m x 1.51m 7'11" x 4'11"**

Bath with splash back tiling and electric shower above. Wash hand basin set in vanity unit with splash back tiling and mirrored bathroom cabinet above. WC. Window to rear. Carpet tiles.

## Bedroom 2 **3.84m x 2.82 12'7" x 9'3"**

Window to front with far reaching views to surrounding countryside. Radiator. Carpet. Shelved storage cupboard to recess.

## Inner Hall

Three shelved storage cupboards. Carpet. Radiator. Telephone point. Window to side with views to the garden. Coat hooks and shelf to wall.

## Bedroom 3 **3.04m x 3.02m 9'11" x 9'10"**

Window to side. Carpet. Radiator.

## Bedroom 1 **4.23m x 3.06m 13'10" x 10'**

Window to rear offering views to surrounding countryside, Pentland Firth and Dunnet Head. Radiator. Carpet. TV point.

## Store/Garage **4.65m x 4.19m 15'3" x 13'9"**

Stone built attached garage currently utilised for storage and also housing the boiler. Double timber doors to gable end, pedestrian door to front.

## Agricultural Shed/Workshop

**13.7m x 6.77m 42'10" x 22'2"**

There is a large workshop within the garden grounds. This is of block construction and is contained under a pitched fibre cement roof covering. There is also a large car port attached to the workshop. This is of timber frame construction with cladding and contained under a profile metal roof covering.

## Garden

There are generous gardens to the sides and rear of the property, laid to grass and incorporating a drying area, oil tank, small garden shed and outside tap. A gravelled area offering off-road parking can also be found the side of the property.

## General Information

The floor coverings, curtains and blinds as fitted are included in the sale. Home Report available from [property@youngrob.co.uk](mailto:property@youngrob.co.uk).

## Council Tax

The subjects are in band C. 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

D

## Postcode

KW14 8XW

## Entry

By arrangement.

## Viewing

By arrangement with our Thurso Office.

## Price

Offers over £170,000 should be submitted to our Thurso Office.

## Office Hours

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

## What3words

///landlords.body.lordship

## Directions

From Thurso continue East on the A836 driving through Castletown and Dunnet. Continue for approximately 3 miles from Dunnet turning left at the signpost for Scarfskerry. At the end of this junction turn left and the property is located on the right-hand side.

From John O'Groats continue on the A836 for approximately 8 miles turning right at the signpost for Scarfskerry. At the end of this junction turn left and the property is located on the right-hand side.

## Location

Scarfskerry is a coastal village situated a few minutes' drive from the Castle of Mey, the late Queen Mother's Highland residence and twenty minutes' drive from the main town of Thurso. With a regular bus service Scarfskerry is located approximately 13 miles from Thurso. There is a local Primary School (Crossroads) which is located approximately ½ mile away. Castletown with its local hotel, shops and post office is located 8 miles away. Thurso, one of the two main towns of the district has shopping, professional, medical and educational facilities. From Thurso there are regular bus and rail services south and from Wick airport, approximately 20 miles south there are regular scheduled air services. Inverness is approximately two and a half hours drive.



*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.*