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# Young Robertson & Co.



## 294 STRATHAN, SKERRAY, THURSO

Rarely available 2 storey traditional croft house situated in a stunning location in Skerray which is a designated area of outstanding natural beauty. With outstanding views to the surrounding countryside, down the valley, and beach towards Eilean nan Ron this property truly is located in a wonderful tranquil setting. Accommodation

comprises entrance porch and hallway which leads into the welcoming country-style kitchen, complete with a solid fuel Rayburn that can also provide hot water in addition to the boiler. The living room features an impressive floor-to-ceiling window with charming external working shutters, while the dining room has a cosy open fire, perfect for relaxing evenings. The bathroom is also to this level, along with a downstairs bedroom. Upstairs the landing offers excellent storage and leads to two double bedrooms. Additional features include oil fired central heating, recently installed uPVC double glazing throughout and the fibre broadband ensures modern connectivity in this remote setting. Attractive, well-maintained garden grounds are laid mainly to lawn, complemented by mature trees, shrubs, and seasonal flowers. A timber work shed/garage adds further practicality. A perfect and idyllic Highland retreat, a haven for nature lovers, fishers, walkers, beach-goers or for simple relaxation. Viewing is highly recommended to appreciate all this property has to offer.

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## OFFERS OVER £220,000

Partially glazed hard wood external door. Vinyl flooring. Coat hooks and fitted shelving. Window to side. Partially glazed door to hallway.

Tiled flooring. Under stairs cupboard offering excellent storage and also housing the electrics and fitted shelving.

Fitted kitchen with various wall and base units with work top space and splash back tiling. One and a half bowl sink with mixer tap and drainer. Solid fuel Rayburn providing central heating and hot water, set in attractive tiled surround with Caithness Stone hearth and tall wooden mantle. Electric cooker. Fridge. Tiled flooring. Wood lined double aspect windows. Painted wood beams. Telephone point.

An impressive room featuring an expansive floor-to-ceiling window that frames breathtaking views of the garden, valley, beach, and Eilean nan Ron. Stylish external shutters provide both visual appeal and added protection. Boasting an open combed ceiling, a glazed external uPVC door leads to the rear garden. Fitted Carpet. Two radiators. Window to front.

Open fire set in cast-iron surround with Caithness stone hearth and wood mantle. Fitted carpet. Radiator. Wood lined deeply silled window to front. Door to bedroom.

WC with push top flush. WHB. Bath with wet wall and electric shower above. Partial wood lined walls. Fitted magnifying extendable mirror. Overhead storage cupboard. Deeply silled window to rear. Towel radiator. Tiled flooring.

Double aspect windows. Hatch access to the loft. Carpet.

Carpeted stairs lead up to the carpeted landing. Fitted storage units housing the hot water cylinder. Skylight. Hatch access to roof void.

Window to front. Velux window. Fitted carpet. Radiator. Partial wood lining to walls. Wall light.

Window to front. Velux window. Fitted carpet. Radiator. Wall light.

Double doors to front. Fitted shelving. Power. Pedestrian door to side. Two windows. Services for washing machine.

The property is surrounded by garden ground laid mainly to grass with mature trees, shrubs and seasonal flowers.

The carpets, curtains and blinds are included in the sale price. White goods may be available under separate negotiation. Home Report available from [property@youngrob.co.uk](mailto:property@youngrob.co.uk).

The subjects are in band C.

The Council Tax Band may be re-assessed by the Highland Council Board when the property is sold. This may result in the Band being altered.

## Postcode: KW14 7TJ

**Viewing:** By arrangement with our Thurso Office.

**Price:** Offers over £220,000 should be submitted to our Thurso Office.

**What3words:** ///gentlemen.subplot.learn

**From Bettyhill:** Head southwest on the B836 for approximately 8 miles. Turn right at the signpost for 'Skerray' and continue for around 1.6 miles. Then, turn left at the signpost for 'Strathan' and proceed for a further 0.7 miles. The property will be located on the left-hand side.

**From Tongue:** Head northeast on the B836 for approximately 5 miles. Turn left at the signpost for 'Skerray' and continue for around 1.6 miles. Then, turn left at the signpost for 'Strathan' and proceed for a further 0.7 miles. The property will be located on the left-hand side.

Skerry itself is a small crofting community located between the villages of Tongue & Bettyhill in the far North-West of Scotland within Sutherland. The area boasts beautiful coastal scenery, forest walks, hill walking, fishing and bird watching. The Borgie hotel is only a 3-mile drive from the property and Bettyhill (approximately 5 miles away) and Tongue (approximately 7 miles away) together both offer local schooling to secondary level, swimming pool (Bettyhill), general stores, petrol station and local hotels.

*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.

