



**McEwan Fraser Legal**

Solicitors & Estate Agents

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7 Aultivullin

STRATHY POINT, STRATHY, THURSO, KW14 7RY



7 Aultivullin is located in a spectacular location overlooking Cape Wrath and The Atlantic Ocean. The property is within the catchment area of Farr High School, Bettyhill (10 miles) with Melvich Primary School (5 miles), providing early year learning. The nearby village of Melvich has local amenities including a convenience store with Post Office, hotel and pub.

The property is adjacent to the popular North Coast 500 (NC500) driving route with the award winning beaches of Strathly bay and Melvich close by. The area is also popular with fishermen due to its abundant trout lochs and salmon rivers, making the property would make an excellent location for a small guest house or Bed & Breakfast establishment as well as a family home.

Thurso is 22 miles away to the east and has many facilities including supermarkets, shops, railway station with regular services to Inverness and connections to the rest of the UK. Wick Airport (43 miles away) has daily flights to Edinburgh and Aberdeen where domestic and international flights are available. Inverness, less than 3 hours drive away is one of the fastest-growing cities in Europe and provides a range of retail parks along with excellent cultural, educational, entertainment and medical facilities.



the property



McEwan Fraser Legal are delighted to offer an exciting opportunity to purchase this beautifully presented, detached four-bedroom converted former croft house enjoying an elevated aspect with views to Cape Wrath and the mountains of Ben Loyal and Ben Hope. The property has previously operated as a small guest house and has been remodelled to offer a separate letting annexe with the remainder of the property making up a wonderful family home.

The spacious accommodation in the main house is set over two levels with the ground floor consisting of entrance porch, hallway, very large & bright lounge/ kitchen/diner, utility room and study. The kitchen is fitted with ample units & cupboards and comes with a Rayburn stove and integrated dishwasher. The upper floor comprises of a lounge/landing area, master bedroom with en-suite shower room and two additional bedrooms.

The property benefits from oil fired boiler central heating, solar panels and double-glazing. The driveway provides parking for several vehicles and leads to the double garage/ workshop. The old garage attached to the house is currently used as a gym but could easily be converted to a small workshop or used for storage. A recently re-roofed former steading gives further scope for development.

This beautiful yet versatile home would be an ideal purchase for a buyer with a large family or alternatively someone looking for a lifestyle with a regular income.



the kitchen





The annexe can be accessed through its own outside door or opened up to be part of the main house giving maximum flexibility to suit family requirements. The annexe is made up of lounge, kitchen with electric cooker and washing machine, bathroom with shower over bath and upper lounge/bedroom with extensive sea views.



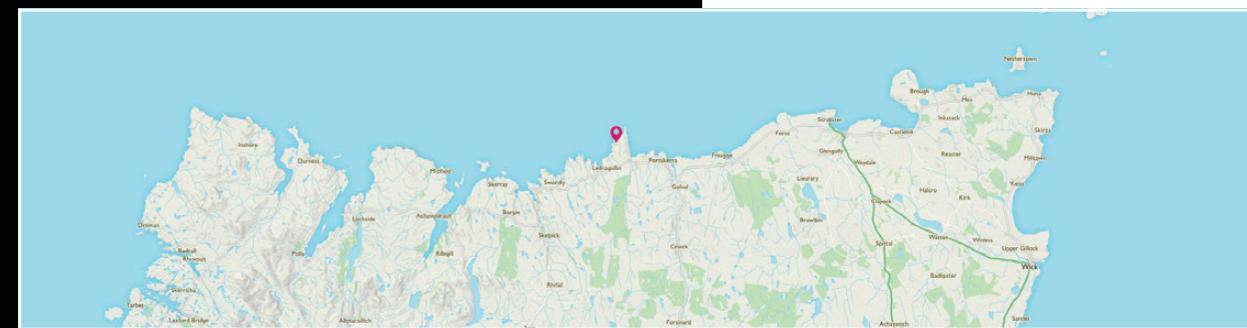
Approximate Dimensions
(Taken from the widest point)

Open Plan Living 11.10m (36'5") x 5.80m (19')
Study 2.40m (7'10") x 2.40m (7'10")
Utility 2.70m (8'10") x 2.30m (7'7")

Bedroom 1 4.90m (16'1") x 4.20m (13'9")
En-suite 2.30m (7'7") x 1.20m (3'11")
Bedroom 2 4.80m (15'9") x 2.80m (9'2")
Bedroom 3 4.80m (15'9") x 2.80m (9'2")
Bathroom 2.30m (7'7") x 1.90m (6'3")

Annexe Lounge 4.70m (15'5") x 3.70m (12'2")
Annexe Kitchen 3.50m (11'6") x 3.50m (11'6")
Annexe Bathroom 2.40m (7'10") x 1.90m (6'3")
Annexe Bedroom 7.10m (23'3") x 3.50m (11'6")

Gross internal floor area (m²): 186m²
EPC Rating: D



the details




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**Part
 Exchange
 Available**

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