

Park House, 165 Armadale Road

ARMADALE, THURSO, KW14 7SA



A traditional crofters cottage with around 4 acres of land and the most stunning views available in the North of Scotland



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McEwan Fraser Legal is delighted to present this one-bedroom crofters cottage in Armadale. The property sits on around 4 acres of land, made up of approximately 0.75 acres of decrofted land around the cottage and then a further 3.5 acres of croft land with some of the most stunning views available in Scotland. The land itself gives any new owner potential to either use the land as traditional croft space, or a business can be run from the land such as a holiday let wigwam or teepee pods, additionally, there is a perfect plot at the top end of the land for an additional dwelling which would make the most of the views without encroaching on the current cottage.

THE LOUNGE



Inside, the property comprises:

- Cosy living area
- Fully equipped kitchen
- Spacious upstairs bedroom with stunning beach/sea views
- Family bathroom

THE KITCHEN



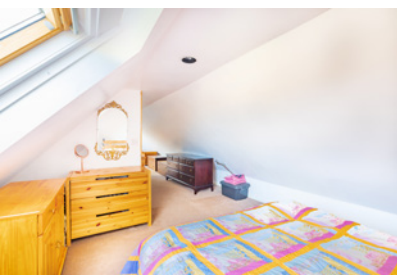
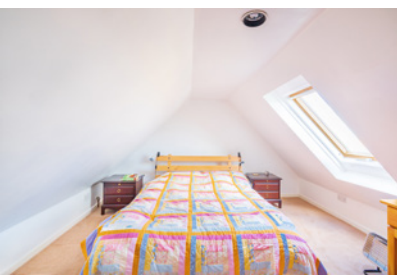
THE BATHROOM



THE HALLWAY



THE BEDROOM & VIEW



In addition, the property includes an outbuilding, a stable building that currently is home to the owner's horse, and plenty of parking with two separate access points to the property by car. This is a rare opportunity to acquire a beautiful cottage and land with potential for the future in one of the Highland's most sought-after locations.

EXTERNALS & VIEW





FLOOR PLAN, DIMENSIONS & MAP

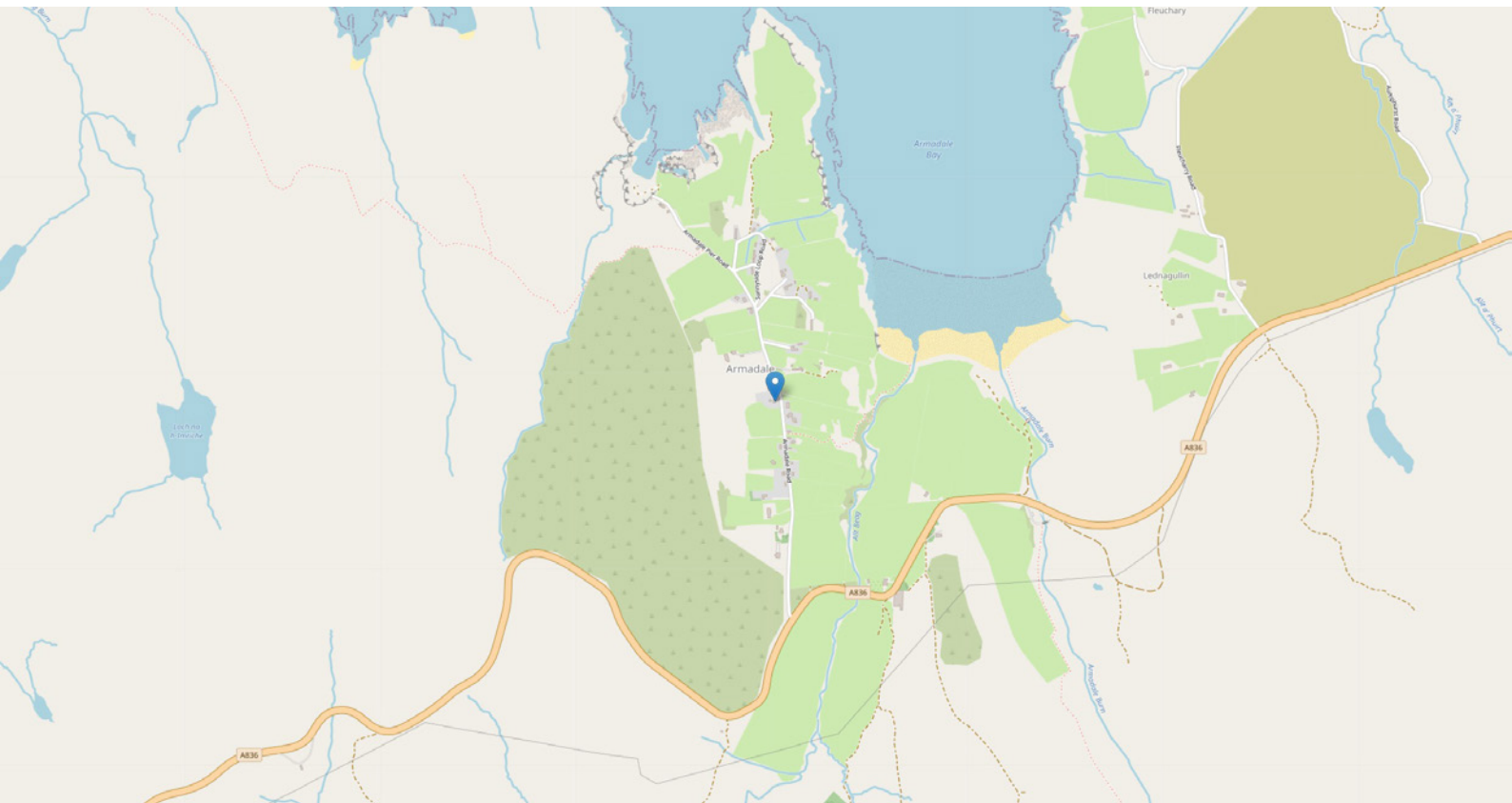


Approximate Dimensions (Taken from the widest point)

Lounge 3.70m (12'2") x 3.60m (11'10")
Kitchen 3.70m (12'2") x 3.30m (10'10")

Bathroom 3.00m (9'10") x 1.80m (5'11")
Bedroom 10.90m (35'9") x 3.70m (12'2")

Gross internal floor area (m²): 57m² | EPC Rating: G



THE LOCATION

Armadale is a small crofting village of approximately 20 houses, 27 miles West of Thurso and within easy reach of its own stunning beach, one of several in the immediate area. There is a modern medical centre and dispensary for the area which is situated in the village. The local village stores in the villages of Bettyhill and Melvich provide local supplies. Tesco now delivers from Thurso on a day-to-day basis.





There is a small library at the service point in Bettyhill, a mobile library service in the village and a mobile bank in Bettyhill. Leisure opportunities include excellent surfing beaches, day sea and river angling, golf at Reay, a swimming pool and a gym at Bettyhill. The house lane provides the nearest parking for walkers to the deserted village of Polouriscaig. This location in the North of Scotland is renowned for its outstanding beauty and wildlife, a local ranger organises many events such as whale spotting at Strathy Point.

There is an abundance of sea birds, heath birds and rare species including red-throated and black-throated divers. RSPB has several reserves nearby and migrations of geese and redwings are great to experience. The area has abundant and spectacular displays of wildflowers including the incredibly rare Primula Scotia which grows only on the north coast of Scotland and in the Orkneys. Seals, otters and whales are regularly seen in and near the village. The absence of light pollution gives opportunities for fantastic star gazing and the Northern Lights are seen often in the winter months. The Bothy's location is ideal for exploring the northern parts of Scotland.




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