



**McEwan Fraser Legal**

Solicitors & Estate Agents

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The Bungalow

MELVICH, THURSO, HIGHLAND, KW14 7YJ

AREA

...attractive three bedroom bungalow with fantastic panoramic sea views...

...four acres of land and exciting potential for development...

MELVICH Thurso, Highland, KW14 7YJ

The Bungalow is situated in the small but lively community of Melvich on the Sutherland/Caithness border. The village has two hotels each with a restaurant and public bar. It also has a local store with a wide variety of fresh produce and foodstuff along with wines and spirits. The village hall also holds many social evenings throughout the year. The local primary school is situated in the centre of the village with senior pupils bussed to Thurso High School. Melvich is 17 miles from Thurso with its many facilities including supermarkets and railway station with regular services to Inverness and connections to the rest of the UK. Wick Airport has daily flights to Edinburgh and Aberdeen where domestic and international flights are available.

Inverness, approximately two and a half hours drive away via the A9 trunk road, 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 Scottish Highlands are a magnet for lovers of the outdoors and the ruggedness of the Northwest Highlands, often referred to as the last great wilderness in Europe, boasts some of the most beautiful beaches and mountains in Scotland.



MEALL A BHUIRICH // CREAG SAIL A BHATAICH // LATE LIGHT MELVICH BEACH // MELVICH RIVER // MELVICH SANDUNES

THE Bungalow

McEwan Fraser Legal are delighted to offer a unique opportunity to purchase this attractive three bedroom detached Victorian former blacksmith's house in the pretty village of Melvich, Sutherland on the Caithness border. The property has been partially renovated by the current owners but still retains many of the original period features and enjoys wonderful sea views over the beautiful sandy beaches of Melvich Bay.

This accommodation is all on one level and consists of lounge with wooden fireplace, kitchen/diner, utility room with space for washing machine & tumble dryer, WC, three bedrooms, porch/study and family bathroom with shower over bath. In addition, the former forge is currently used as a workshop/storage area but could be developed further, subject to obtaining the relevant planning permissions.

The property benefits from oil-fired central heating and double glazing in all windows apart from one.

The property sits in de-crofted garden ground of approximately a quarter of an acre and also includes a large agricultural shed and a formerly derelict cottage which has been partly re-built and has full planning permission. In addition, a further three and half acres of croftland are attached to the property.

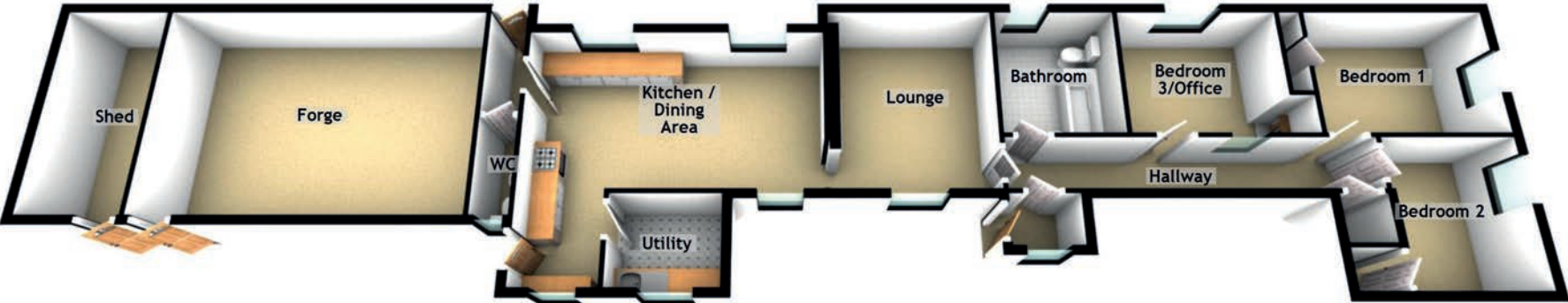
This bungalow would make a wonderful home or a holiday property with letting potential. It should be noted however that due to the nature of the construction of the property that some lenders may not be willing to offer a mortgage on the property.





Specifications

Floor Plan & Property Location



Approximate Dimensions
(Taken from the widest point)

Kitchen/Dining Area	5.90m (19'4") x 3.00m (9'10")
Lounge	4.00m (13'1") x 3.30m (10'10")
Utility	2.15m (7'1") x 1.80m (5'11")
Bedroom 1	4.10m (13'5") x 2.80m (9'2")
Bedroom 2	3.20m (10'6") x 3.00m (9'10")
Bedroom 3/Office	3.20m (10'6") x 2.60m (8'6")
Bathroom	2.80m (9'2") x 2.40m (7'10")

Shed	3.80m (12'6") x 2.00m (6'7")
Forge	6.40m (21') x 3.80m (12'6")

Gross internal floor area (m²)

102 m²

EPC Rating

F



Image credit: <https://www.wordancurvey.co.uk/omaps/>



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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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 Photographer



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