

MURRAY HOUSE

160 ARMADALE, THURSO



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A modernised, decrofted house and registered croft in a stunning coastal setting.

Bettyhill 6 miles. ■ Thurso 24 miles. ■ Inverness 99 miles.

- One Reception Room. Three Bedrooms.
- Comfortable, recently modernised accommodation.
- Useful range of outbuildings and stabling.
- Well managed, registered croftland and one share in Common Grazing.
- Beautiful beach views and direct access to Armadale Bay.

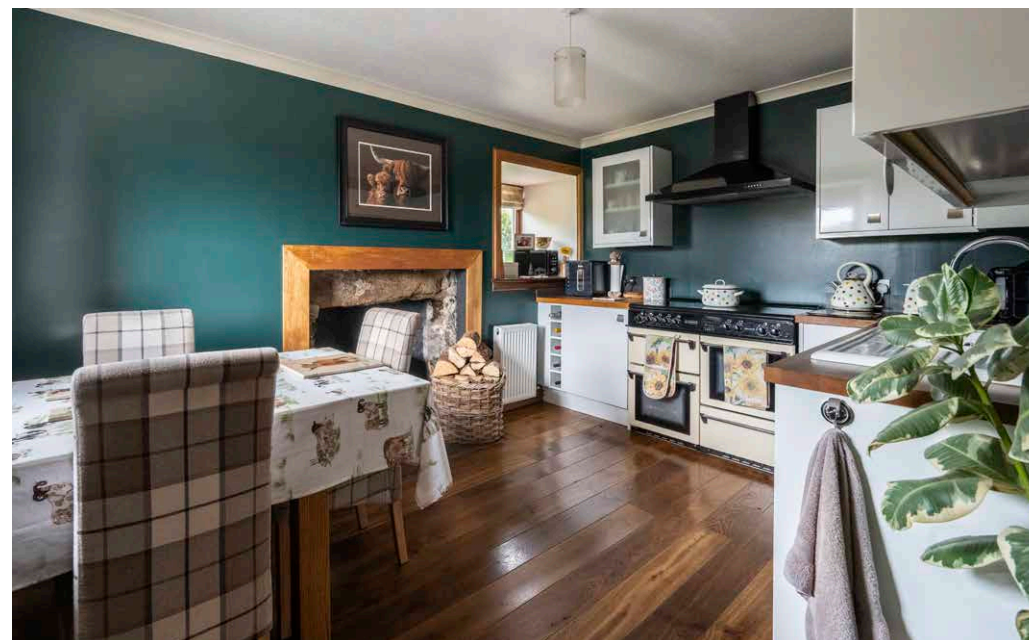
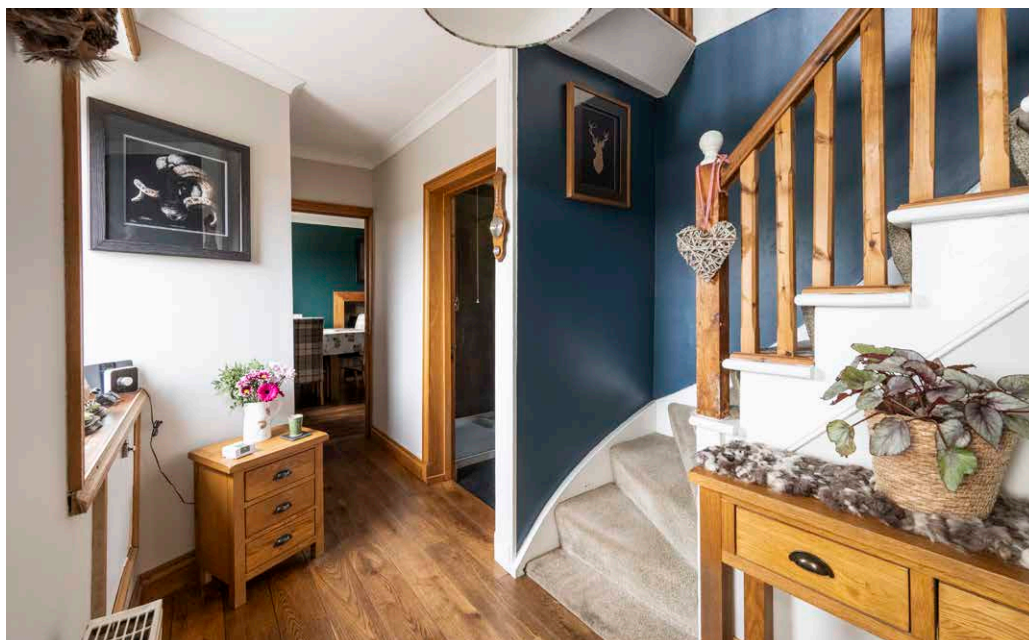
About 6.3 hectares (16 acres) in all.

Offers Over £315,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com





SITUATION

Murray House is in the crofting township of Armadale close to Bettyhill on the north-west coast of Scotland. The property is in a spectacular setting with stunning views over an open landscape to Armadale Bay. The property comprises an attractive, traditional, decrofted house with a range of outbuildings and well-managed, owner occupied IACS registered croftland, a portion of which is non-contiguous with the house.

The northern Highlands of Scotland is one of the few landscapes which is still largely unaltered by human interference and on this western edge of the mainland, the wildness has shaped an environment which is at once beautiful and dramatic and offers the opportunity to enjoy nature at its best. There are beautiful walks direct from the house, most notably a walk across the croft and the coastal grassland dotted with herbs and wildflowers to the beautiful sandy beach at Armadale Bay.

In the wider area, there are challenging mountain climbs, wide sandy beaches popular with surfers, and high quality salmon fishing, as well as RSPB and Nature Scotland reserves which protect our rarest native wildlife and flora only seen in this part of the UK.

The village of Bettyhill is about six miles away and has an excellent village shop, filling station, cafes and primary and secondary schooling. Further secondary schooling is available in Thurso for which there is a school bus. A further range

of shops and facilities can be found in Thurso and Tongue. Inverness is about 2.5 hours' drive away and has all the facilities of a modern city along with its airport with regular flights to the south and Europe.

DESCRIPTION

Murray House, which was purchased by the current owners in 2018, has comfortable and recently renovated accommodation. There is solid oak flooring with insulation on the ground floor and high quality fittings in the kitchen and shower room, while the sitting room and kitchen fireplaces feature the original stone openings. There are beautiful views from the windows across the croftland to Pentland Firth, Armadale Bay and distant mountain ranges.

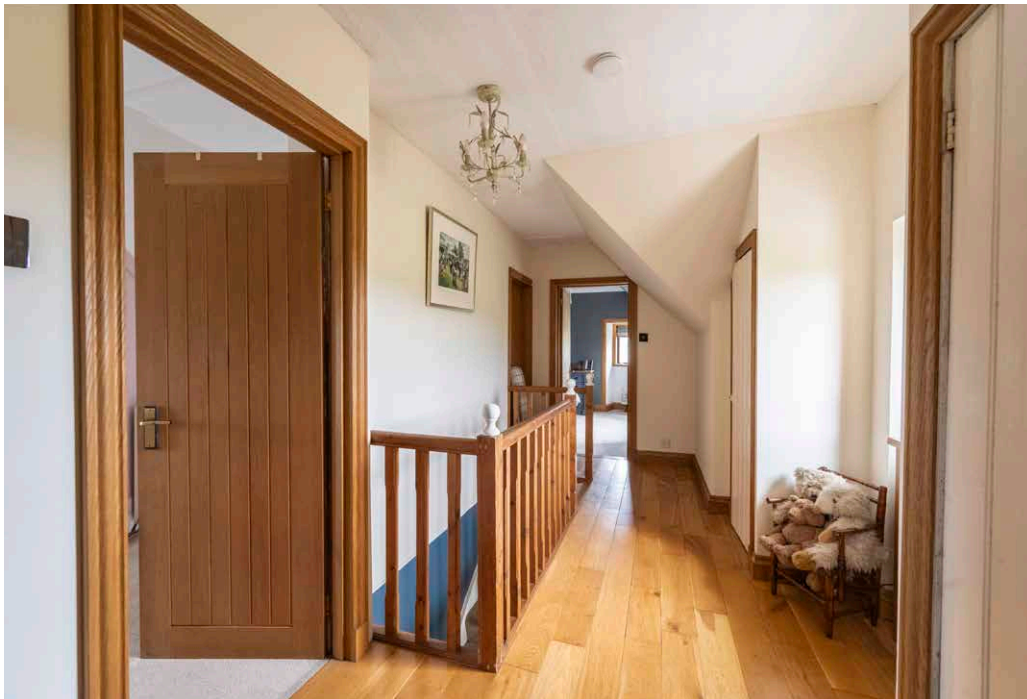
ACCOMMODATION

Ground Floor - Entrance Hall. Sitting Room. Dining Kitchen. Shower Room. Utility Room.

First Floor - Three Bedrooms. Generous Storage.

CROFT LAND

The owner occupied IACS registered croft land extends to approximately 16 acres and is split into seven parcels, three of which are adjacent to the house and the remainder of which lie a short distance away towards the coastline. The land is divided by traditional stone dykes and fences and is currently in grass with hay taken off some off the fields in rotation.



OUTBUILDINGS

There is a useful range of outbuildings adjacent to the house including three loose boxes, a feed and hay store, log shed, garage, garden store and kennel with run.

There is a hen house and enclosed hen run adjacent to the drive to the house.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Oil fired with underfloor electric heating in the shower room	B	Available*	Available*	D	Freehold

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

DIRECTIONS

Exact grid location - What3Words - \\\ winters.releases.horseshoe

MOVEABLES

All fitted carpets, curtains and light fittings are included in the sale. Further items may be available by separate negotiation.

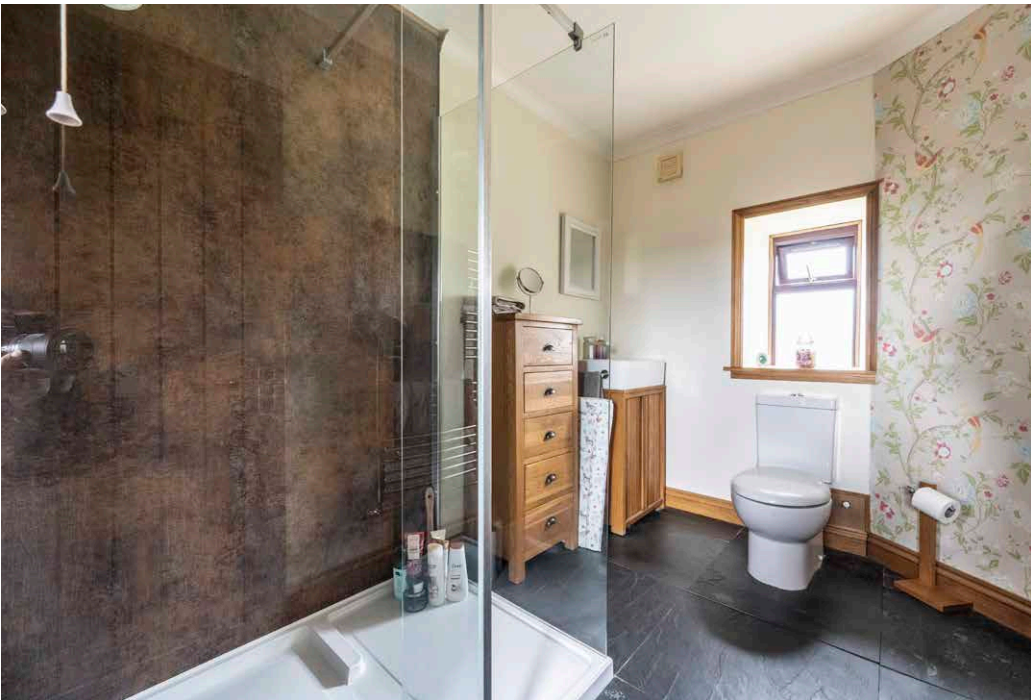
NOTES

Planning consent Ref No 22/01408/PNO has been granted for an agricultural shed within the croft land.

Planning consent Ref No 23/01487/FUL has been granted for a single house site in the neighbouring field.

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.



POST CODE
KW14 7SA

SOLICITORS
Young Robertson & Co
29 Traill Street
Thurso

ANTI MONEY LAUNDERING (AML) REGULATIONS

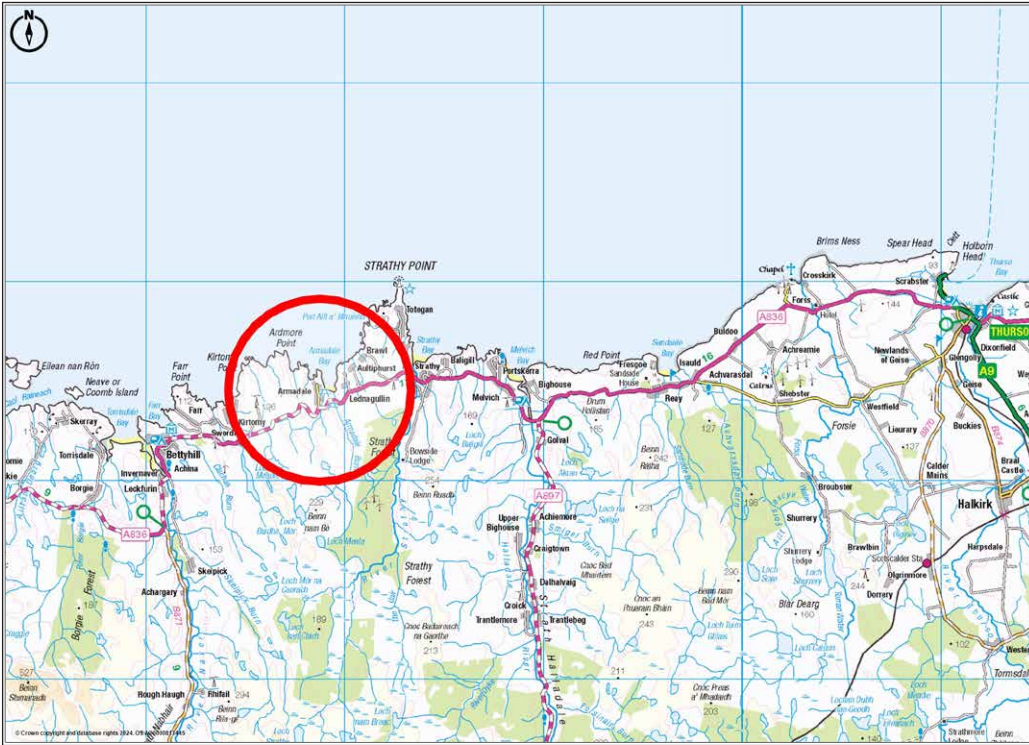
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

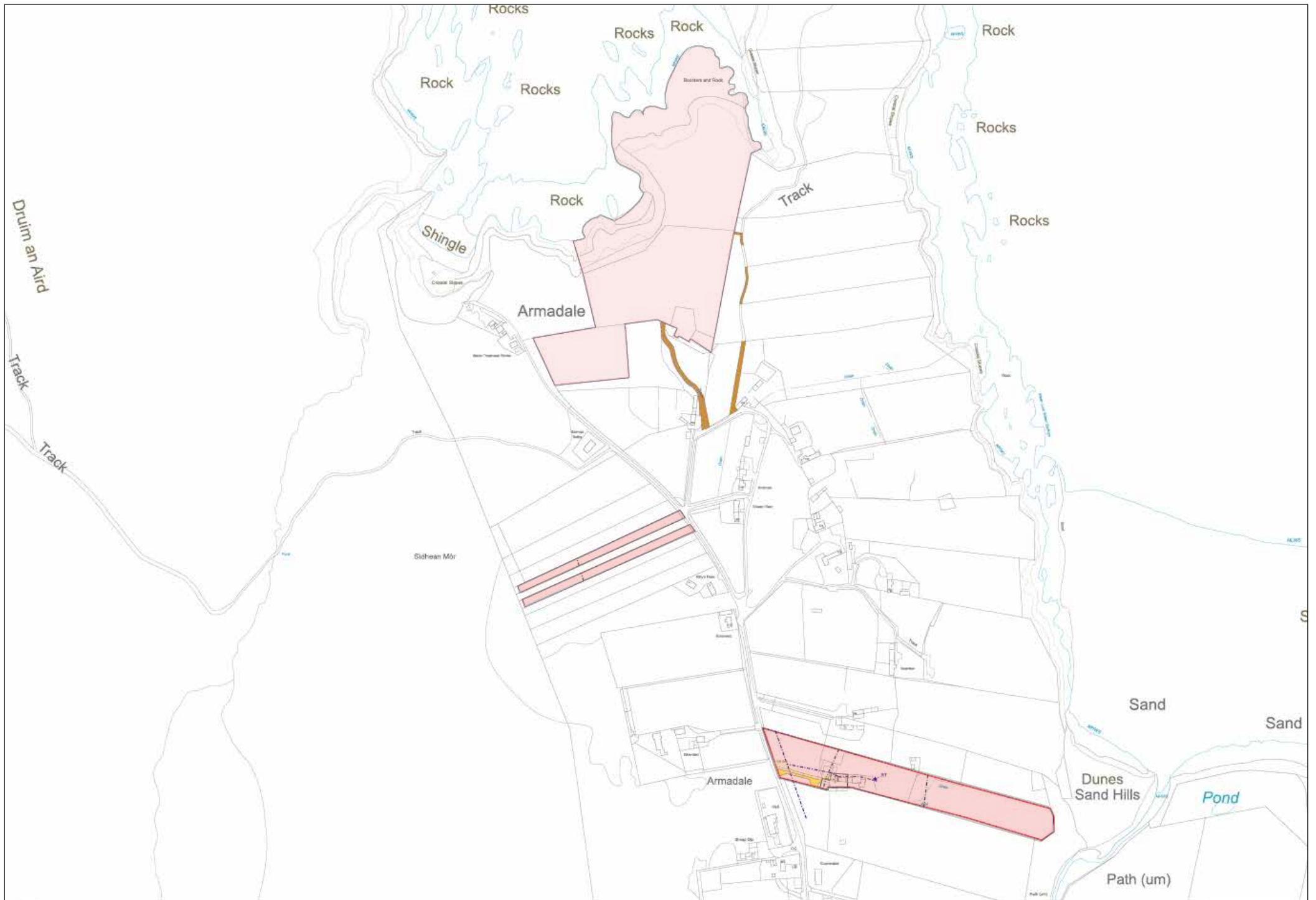
Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

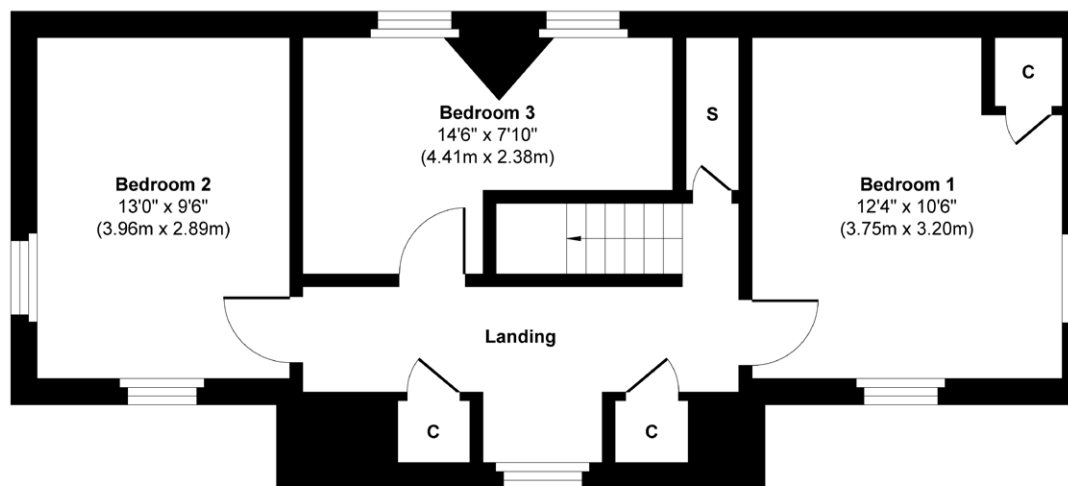
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold

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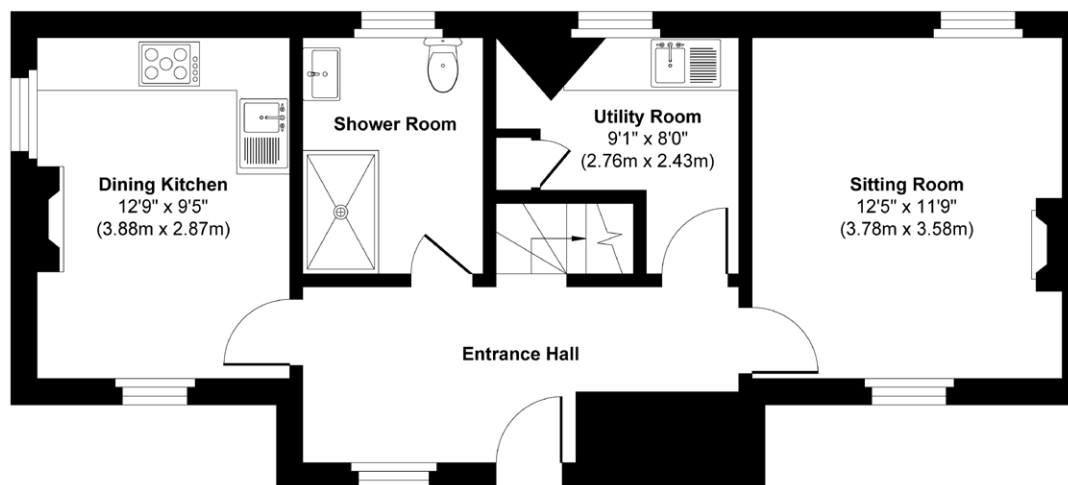




Murray House, 160 Armadale, Thurso, KW14 7SA



First Floor
Approximate Floor Area
499 sq. ft
(46.40 sq. m)



Ground Floor
Approximate Floor Area
499 sq. ft
(46.40 sq. m)

Approx. Gross Internal Floor Area 998 sq. ft / 92.80 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property





Galbraith



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