

## Residential Property

# St Clair Croft, Brough, Thurso

Set in 0.4 of an acre with additional 4 acres and extensive grazing's



### **The Property**

The property is situated in the quiet rural village of Brough, Scotland's most northerly mainland village. The old property which is de-crofted and is in need of complete renovation but still retains its original charm. Boasting beautiful open countryside views the area is a popular spot for viewing the puffin population that nest nearby. The field extends to approx. 4 acres, with the property opposite in a plot 0.4 of an acre along with grazing rights extending to approximately 1214 acres.

### **The Area**

Brough is near to Dunnet Head and the extensive sands of Dunnet Bay, also nearby is Crossroads Primary School, a cafe and campsite, there is a local seal colony at the picturesque harbour. The village of Dunnet is close by and offers local facilities, including a hotel and a village hall, which accommodates a wide range of community activities such as badminton, playgroup, indoor bowls and aerobics. There is a bus service to the local schools, to Thurso and to John O'Groats. John O' Groats is only 11 miles away and it undoubtedly one of the best-know places in Scotland, and every year this North-East tip of Caithness sees a procession of "End-to-Enders" making the long journey to Land's End. As well as being a destination in its own right, it is also a springboard for trips across the Pentland Firth via the famous Short Sea crossing to Orkney.



**Property** - The croft house internally is approx. 7.97m x 3.79m.

**Land** – Additional 4 acres of land.

**Video** – A video of this land can be viewed on our website.

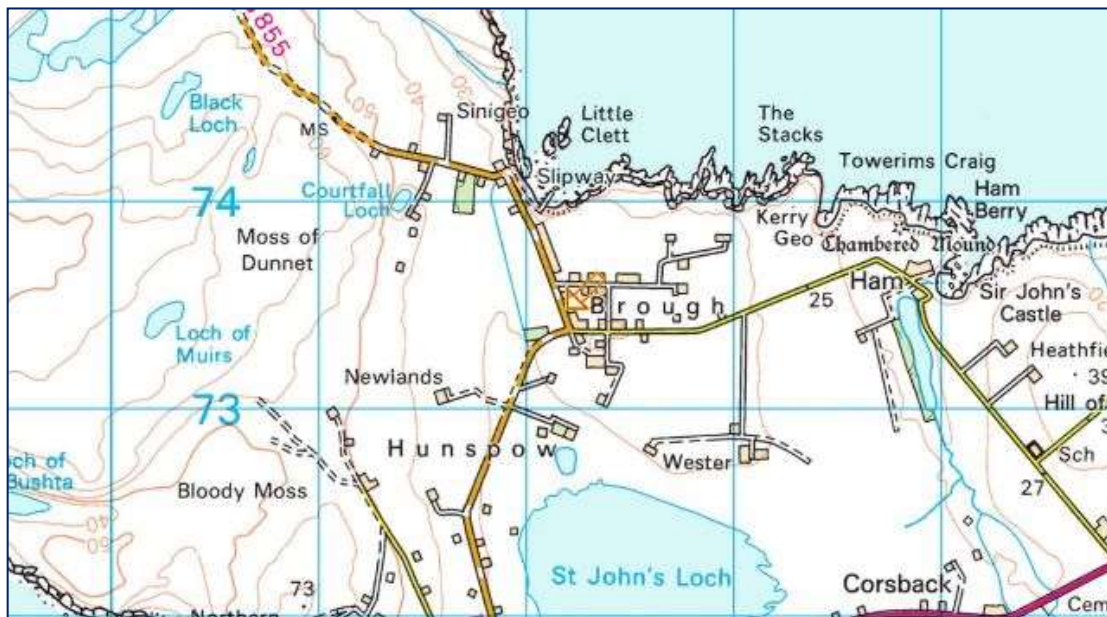
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**Postcode** – KW14 8YE

**Price** – Offers in the region of £50,000 to be lodged with the selling agents, Georgesons.

**Viewing** – By appointment via Georgesons

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**Prospective purchasers should note:**

- 1 These particulars are subjective for descriptive purposes only and are not an offer to sell, representation or warranty. Potential purchasers must satisfy themselves by their own enquiries:
  - (a) that any measurements given are accurate;
  - (b) that any use envisaged has all necessary permissions;
- 2 These particulars do not form any part of a contract of sale unless incorporated within a self-proving signed document under the Requirements of Writing (Scotland) Act 1985.
- 3 The owners reserve the right not to sell or to sell to anyone at any price without giving warning to other interested parties.

**Georgesons Estate Agency Ltd**

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