



Georgesons
Estate Agents

Residential Property

The Old Smithy, Castle Street, Portmahomack



The Property

This detached stable is situated in the coastal village of Portmahomack just a stone's throw from the award winning beach with the most spectacular sunsets. The charming old stable could easily be converted into a stunning 2 bed property. There is an area of garden ground to the side which could provide parking for up to two vehicles. Perfect for the property developer looking for a renovation project for the Airbnb or rental Market. Planning has been granted for 2 bed cottage.

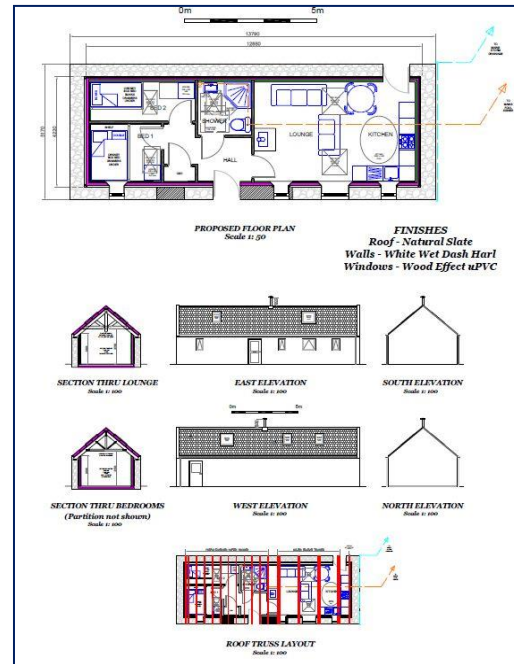
The Area

Portmahomack is a small fishing village situated in an idyllic location on the Tarbat Peninsula. Tarbat Ness Lighthouse, one of the tallest lighthouses in Britain, is about three miles from the village. The Old Tarbat Parish Church house, the Tarbat Discovery Centre which is designed to provide visitors with an insight into the area's pictish past: complete with a life-size bronze of a Pictish Queen outside. The village is situated on a sandy bay and has a small harbour. The harbour is home to a small number of fishing boats and is also popular with leisure craft. Portmahomack lies inside the Moray Firth Special Area of Conservation with the associated dolphin and whale watching activity. The village has a primary school, golf course, hotel, a number of places to eat and shop with a sub-post office. The nearest town with full services is Tain lying approximately ten miles to the west.



Parking Area:- For 2 vehicles

Portmahomack Harbour



Planning Permission - 21/02634/FUL

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

Postcode – IV20 1YE

Council Tax – No Banding or Home Report

Price – Offers Over £55,000 to be lodged with the selling agents, Georgesons.

Viewing – By appointment via Georgesons

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.

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