



17 Achtoty

Skerray KW14 7TH

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Well presented, south facing detached three-bedroom property together with approx. 0.78 ha (1.92 acre) of Croft 17 Achtoty

Spacious living accommodation

Open rural views

Natural woodland to the rear



DIRECTIONS

From Lairg travel along the A836 signposted Tongue, when you reach Tongue turn right and follow this road for 4.8 miles until you reach the signpost for Skerray on the left. Follow this road until it starts to drop down towards Skerray Harbour, follow the road round to the right and past the signpost for Achtoty. 17 Achtoty can be found on the left-hand side.

SITUATION

17 Achtoty is in the village of Skerray, a small, scattered community along a loop road off the A836 between Tongue and Bettyhill on the North Sutherland coast. It is a 2-minute walk from the village Post Office/Gift shop and Art Gallery.

17 Achtoty lies on this road midway between the huge sandy Torrisdale beach and Skerray harbour. The house sits in the lea of a sheltering hillside and faces South to provide a bright and sunny aspect. From the headland behind the house there are magnificent sweeping views of the Orkney islands, Coast and Western mountains. Local Connections The nearest city is Inverness, which has air, rail and bus connections. Skerray is 2.5 driving hours North of Inverness via Lairg and Tongue. Additionally, the town of Thurso, 40 miles to the East, has a full range of shops and a mainline railway station. There are Primary and Secondary schools in Bettyhill (10 miles to the East) which also has small shops, fuel, a swimming pool and a gym. Fuel, small shops and a Primary school can also be found in Tongue (10 miles to the West).

DESCRIPTION

17 Achtoty is a well-presented three-bedroom property set in the delightful rural location of Skerray.

The property has good-sized rooms with full length windows (ground floor front) and offers excellent family living space. It is pleasantly decorated throughout. 17 Achtoty is fully double glazed and has oil-fired central heating.

Steps lead from the public road to a hardwood door which leads to an entrance vestibule. A glazed door opens to the sitting room. Windows to the front and side enjoy views over the garden to the croft and hills beyond. There is a door to the utility room which has a sink unit and plumbing for a washing machine and also a shower room with a walk-in shower cubicle with electric shower.

From the sitting room a door opens to the kitchen which has a good range of units in pine with a wood effect rolltop worksurface and an integrated oven with ceramic hob. There is plenty of space for a dining table. A window to the front overlooks the garden and a door leads from the kitchen to a small hallway which has a WC off and stairs to the upper floor. A door gives access to bedroom one which has a window overlooking the garden grounds. It has a central feature of an open fire on a tiled hearth with decorative tiling around and wooden mantle.

Stairs rise to the upper floor landing which has a double built-in storage cupboard. The landing space is lit by a dormer window giving views of the garden to the rear.



To the left of the landing is bedroom two which is a double room with a built-in storage cupboard. There is a window to the front overlooking the gardens to the hills beyond.

To the right of the landing is bedroom three which is a further double room with a built-in double storage cupboard plus further eaves storage and an airing cupboard. There is a door to the bathroom which has a bath, WC, wash hand basin and bidet. There is tiling around the bath and sink which sits on a vanity unit.

EXTERNAL

The property has a pretty garden to the front with cottage garden plants, trees and shrubs. There are also vegetable plots and grassed area.

There is a garage with a spacious adjoining storage space.

Behind the house, the sloped garden leads up to an area of land which is planted with native trees which in turn leads to the croft land to the rear.

LAND

The property extends to approx. 1.25ha in total, 1.14ha comprising the registered Croft 17 Achtoty with the house and garden measuring approx. 0.11ha. The Croft lies either side of the Borgie to Skerray road, partly extending eastwards from the house to a public road which gives access to the top of the croft. This area includes an area of fruit trees and a field in permanent grass. Two further fields lie to the west of the Borgie – Skerray road which are under permanent grass, with some mature trees.

It should be noted that 0.36ha on the west side of the croft is owned by a third party, but on completion of the sale will remain part of the registered croft.

In addition, a separate registered croft of 17 Achtoty (Shares) which permits the right to graze 29 sheep on Skerray District Common Grazings is being offered as part of the sale.

SERVICES

Mains electricity Mains water Drainage to septic tank
Council Tax Band C

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents.

Important Notice

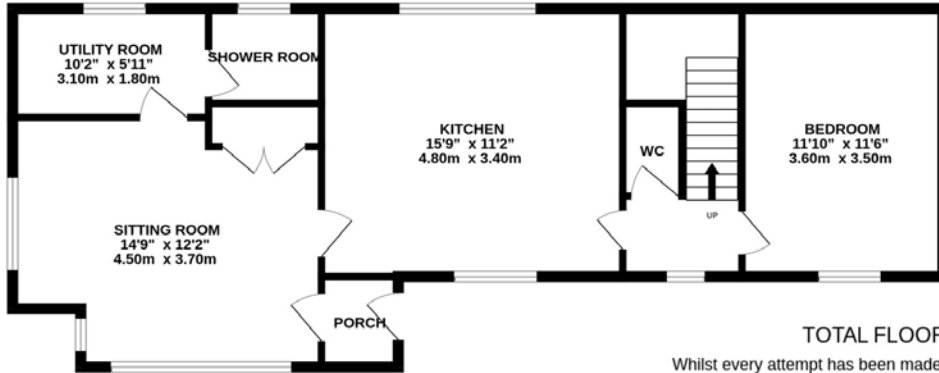
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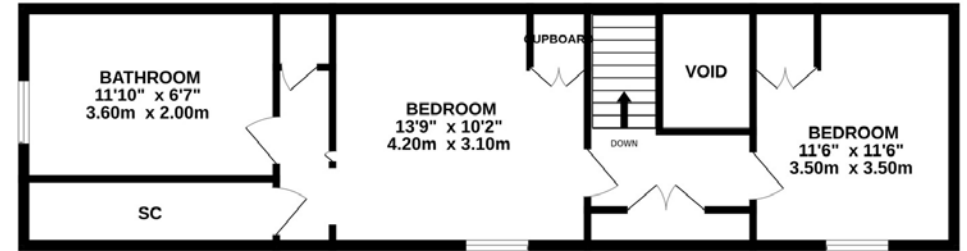




GROUND FLOOR
785 sq.ft. (72.9 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1401 sq.ft. (130.2 sq.m.) approx.

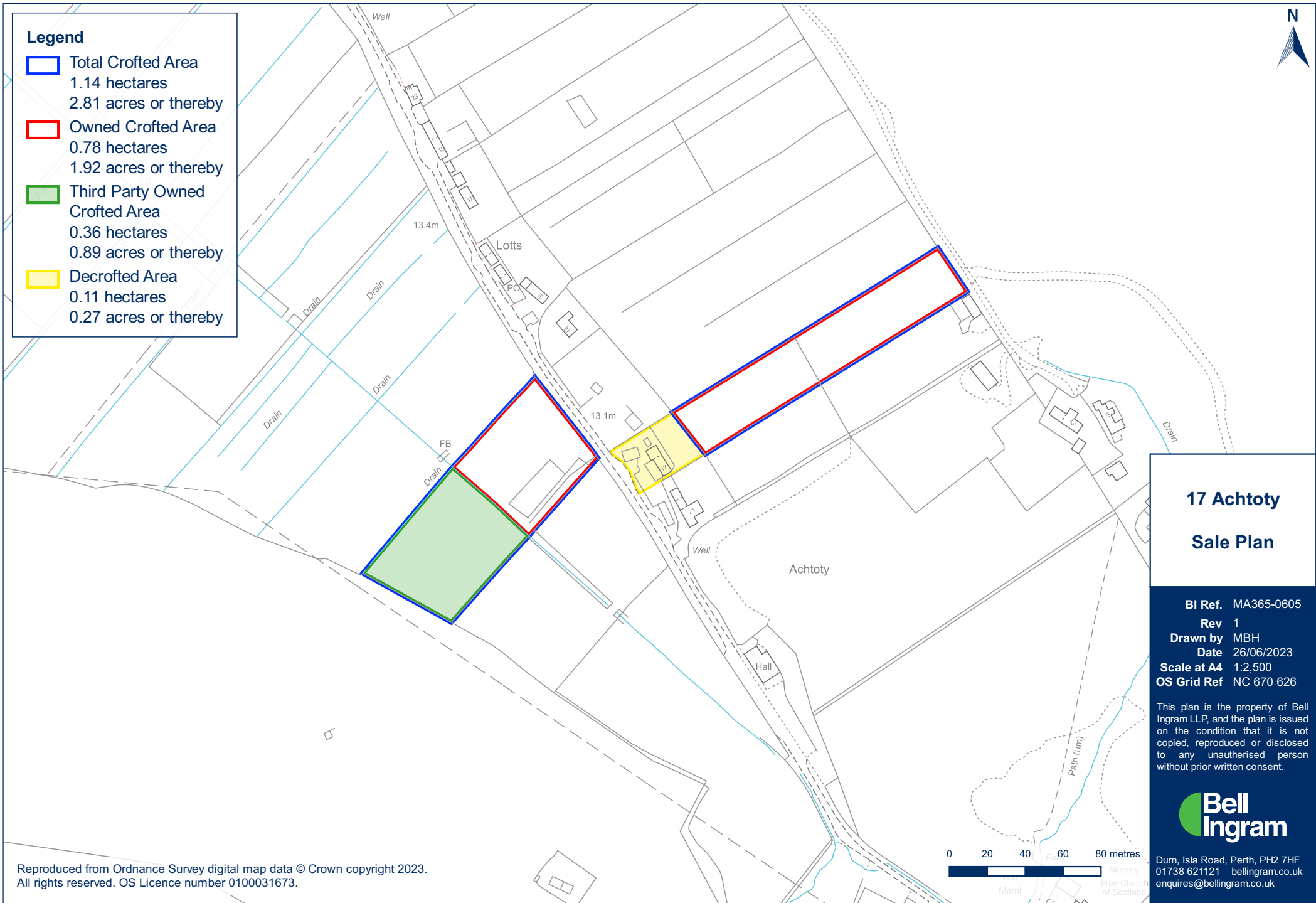
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Legend

- Total Crofted Area
1.14 hectares
2.81 acres or thereby
- Owned Crofted Area
0.78 hectares
1.92 acres or thereby
- Third Party Owned Crofted Area
0.36 hectares
0.89 acres or thereby
- Decrofted Area
0.11 hectares
0.27 acres or thereby



17 Achtoty Sale Plan

BI Ref. MA365-0605
Rev 1
Drawn by MBH
Date 26/06/2023
Scale at A4 1:2,500
OS Grid Ref NC 670 626

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Durn, Isla Road, Perth, PH2 7HF
01738 621121 bellingram.co.uk
enquires@bellingram.co.uk



Old Bank of Scotland Building, 5 High Street, Beauly, IV4 7BS
Tel: 01463 717799 Fax: 01463 716 699
www.bellingram.co.uk highland@bellingram.co.uk

