



# Contemporary bolt hole in the most stunning location of Strathy Point

Stunning sea views

Modern kitchen with patio doors

Living area and shower room

EPC Rating G17

Strathy 3.5 miles ▪ Thurso 23 miles ▪ Wick 43 miles

Offers in the region of £45,000



## The Bothy

### Situation

Strathy Point was the first Scottish Lighthouse built as an all-electric station, with major light and fog signal. The station is on the north coast of Sutherland, and it was sanctioned in 1953 and lighted in 1958.

From the lookout - now used as a tiny store - there are stunning views along the coastline, with Dounreay clearly visible and Dunnet Head beyond.

### Directions

The crofting township of Strathy is scattered along the roads near a fine sandy beach. For Strathy Point, there is parking at the end of the public road (marked Totegan on OS maps). A sign indicates that the cliffs near this walk are unfenced - so care needed.. Continue along the tarred but private road towards the lighthouse.

### Description

This property for sale is formerly the Occasional Lighthouse Keeper's Dwelling which was utilised as spare accommodation for visiting/relief lighthouse keepers. This was a basic and functional place to stay, but has now been refurbished by the owners to a high and very comfortable standard.

A front entrance leads to the living area which has a window to the side. Doors lead to the shower room and kitchen area. The kitchen has a range of modern floor and wall units and patio doors which take in the super views.

The shower room has a two piece suite in white and a shower cubicle.

Services  
Mains Water and electricity

**Council Tax**  
Band 'A'

**Postcode**  
KW14 7RY

**Viewings**  
Viewings will be strictly by appointment through the sole selling agents. If there is a particular aspect of the property which is important to you, please discuss it with a member of our staff before viewing.

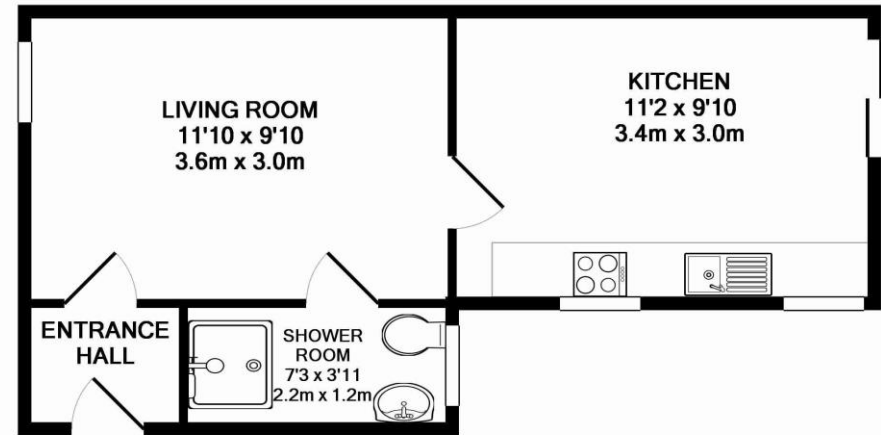
**Closing Date**  
A closing date may be set for the receipt of offers. Interested parties should note their interest in the property

**Entry**  
Entry will be by mutual agreement

### Important Notice

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TOTAL APPROX. FLOOR AREA 345 SQ.FT. (32.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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22 Market Brae, Inverness IV2 3AB  
Tel: 01463 717 799 Fax: 01463 716 699  
[bellingram.co.uk](http://bellingram.co.uk) Email: [inverness@bellingram.co.uk](mailto:inverness@bellingram.co.uk)

