



Deans Properties

Deans Solicitors and Estate Agents LLP



**Sula, Shore of Rattar
Scarfskerry, KW14 8XW**



DETACHED HOUSE

- Sitting Room
- Kitchen/Dining Room
- Ground Floor Double Bedroom with En-suite & Dressing Room
- Two Further Double Bedrooms
- Bathroom with separate Shower
- Downstairs Cloakroom & W.C.
- Private Gardens with Parking
- Double Glazing & Air Source Heat Pump
- EPC Rating - B



This high specification, 3-bedroom, detached, new build property lies on half an acre of ground in a stunning shoreline location in Scarfskerry on the North Coast 500 route with a lovely outlook to Dunnet Head, Orkney and surrounding farmland.

The Architect designed accommodation is ideal for those looking to live in a tranquil setting and offers comfortable living in any weather. The ground floor comprises; welcoming, fully glazed hallway with large utility cupboard and W.C/cloakroom, spacious sitting room with Charnwood Aire wood burning stove, open plan kitchen/dining area with ash breakfast bar, cathedral ceiling, ash flooring and full height, floor-to-ceiling glazing to make the most of the shoreline outlook. There is a large double bedroom with walk-in dressing room, direct access to the garden and a luxurious en-suite with a large walk-in shower and a heated mirror with a built-in Bluetooth speaker.

The upper level is accessed via hand-built ash staircase and comprises; two further double bedrooms, both with full-length storage and lovely views out to sea, spacious, walk-in linen cupboard, large family bathroom with bath and separate shower cubicle and further store room.

Large, private gardens surround the property with parking for multiple cars. There is a shed with wood store, outside power and a water tap. The property is fully double glazed and has underfloor heating throughout the ground floor and vertical radiators in the upstairs bedrooms and hot water which is all powered by an energy efficient, air source heat pump. The property benefits from highly insulated ICF wall form construction. Included in the sale are the fitted carpets and floor coverings, oven, induction hob, down draught extractor and integrated fridge-freezer.







Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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