

Culgower Steading

LOTH, HELMSDALE, HIGHLANDS, KW8 6HP



A STUNNING PLOT AVAILABLE WITH DETACHED BUILDINGS CURRENTLY IN NEED OF RENOVATION



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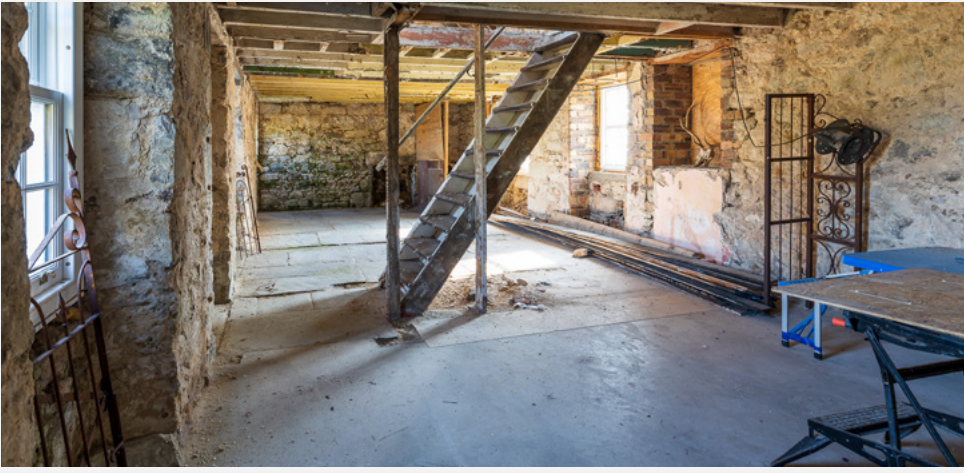


McEwan Fraser Legal is delighted to present this detached dwelling with outbuildings, set on a generous plot just off the famous North coast 500, the plot has completely uninterrupted sea views, there are not many locations that can rival this in the Highlands.

The property requires development and originally was set up as three individual terraced cottages which the current owners have made one detached dwelling, but this is not habitable currently and will require renovation and/or extension, there have been plans in place for a conversion to a five bedroom family home which would create one of the most stunning homes in the area once completed. There is electricity and water on site as well as a septic tank, also there is a large mill pond fed from the burn that takes around three days to fill.

This is a rare opportunity to acquire a substantial plot, in one of the most sought after parts of the UK with its high level of tourism, unmatched scenery and beaches, its a really special place to create your own coastal highland retreat.

Lower Area





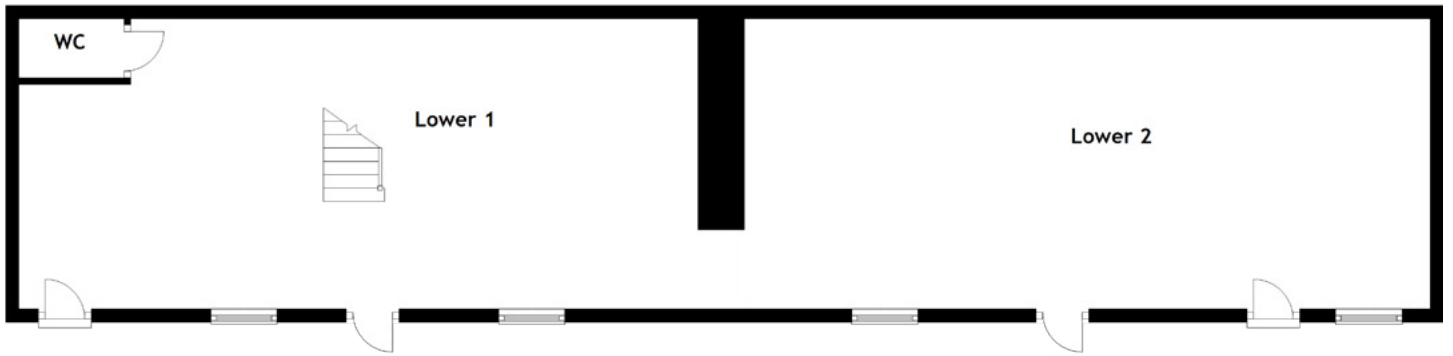
Lower Area



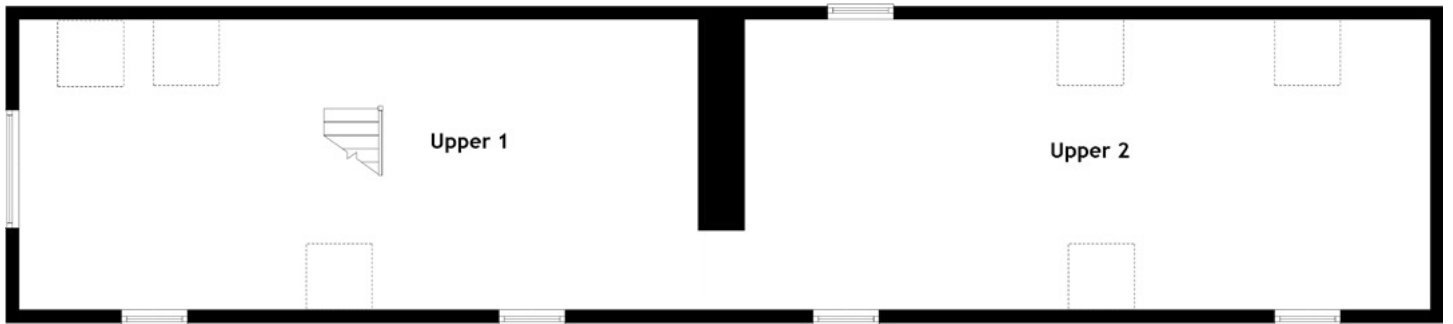
Upper Area



Ground Floor



First Floor



Approximate Dimensions

(Taken from the widest point)

Lower 1	10.30m (33'10") x 4.40m (14'5")
Lower 2	10.40m (34'1") x 4.40m (14'5")
WC	1.60m (5'3") x 0.90m (2'11")
Upper 1	10.30m (33'10") x 4.40m (14'5")
Upper 2	10.40m (34'1") x 4.40m (14'5")

Gross internal floor area (m²): N/A

EPC Rating: N/A





Outbuildings



This property and plot is located in a popular residential area of Helmsdale on the famous North coast 500. The River Helmsdale is famed worldwide for its superb sport fishing with villagers being entitled to fish the river for £35 per year. The village dates from the time of the Highland Clearances and was originally built as a fishing port to provide work for the inhabitants of the local straths and glens who suffered hardship at that time.

Over the years it has developed into a very cosmopolitan settlement offering facilities far beyond its size. Pubs and restaurants jostle with a variety of other shops to provide most of life's necessities in a convenient hub with the village also having its own railway station on the Far North line between Inverness & Wick. There is a thriving community partnership which is constantly looking at ways to improve local amenities. A scenic nine-hole golf course is located in the village with better known 18 hole courses such as the world-famous Royal Dornoch links within easy driving distance by car.



The village has benefited from recent road improvements on the A9 trunk road making the road journey to Inverness approximately an hour and a half. Inverness, the capital of The Highlands, provides all the attractions and facilities one would expect to find in a thriving city environment. Acknowledged to be one of the fastest-growing cities in Europe, Inverness provides a range of retail parks along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations. Other facilities and services are available at the nearby settlements of Brora, Golspie & Tain.

The Scottish Highlands, without doubt, provide fabulous opportunities for outdoor activities with the ruggedness of the North-West Highlands, often referred to as the last great wilderness in Europe, boasting some of the most beautiful beaches and mountains in Scotland.

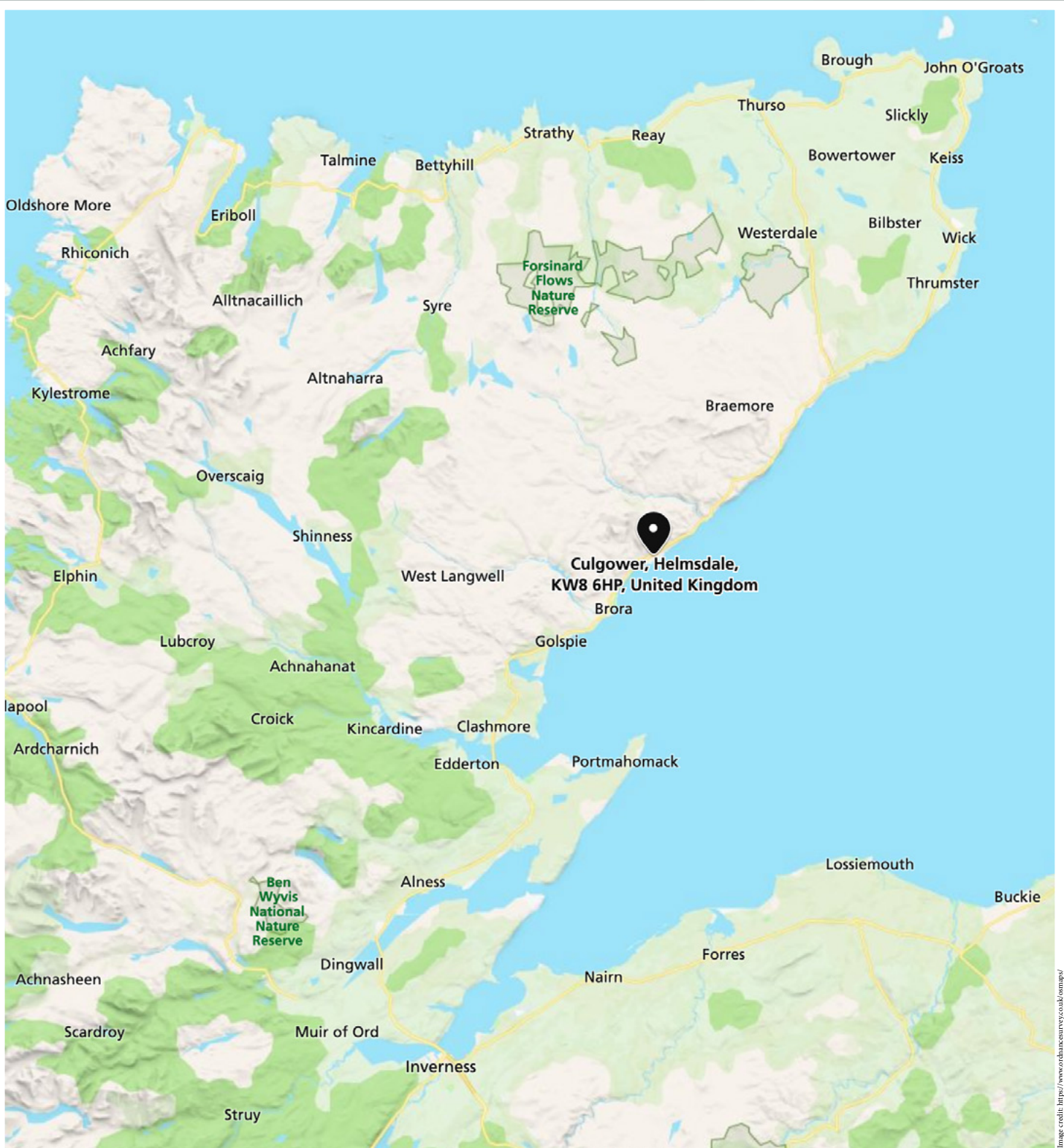


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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