



**McEwan Fraser Legal**

Solicitors & Estate Agents

01463 211 116

# Old School

KILLIMSTER, NEAR WICK, CAITHNESS, KW1 4RX



"...THE AREA OFFERS A GREAT CHANGE OF LIFESTYLE  
WITH ALL AMENITIES WITHIN EASY REACH..."



Killimster Barley Fields

Killimster Old School is located on the outskirts of the village of Reiss, approximately three miles from the main town of Wick, which is the most northerly town on the east coast of Scotland. It is a Royal burgh and county town. Here you will find multiple stores such as Boots, Co-op, Tesco, Homebase, and Argos, together with all the Scottish banks. Brand

new up to date primary and secondary schools are both nearby. Sporting facilities include a fine links golf course (one mile from Killimster), squash club and public swimming pool with gymnasium. The mile-long golden sands of Reiss beach are also within walking distance. Wick has an airport with direct flights to Aberdeen and Edinburgh and a

railway link to Inverness.

Caithness covers the far north coast of Scotland. The coast is low-lying in the east and majestic in the north. Wick and Thurso are the two main towns in Caithness, both of which have large harbour ports. The main industries are tourism, farming and fishing.



Reiss Beach

John O' Groats is only a short distance away with stunning cliff views and scenery where you can see a wide variety of wildlife including seabirds and puffins. Off the coast, there are often sightings of seals, dolphins and killer whales. The famous Duncansby stacks are a short walk from the lighthouse at John O' Groats and just a forty minute boat trip away are the Orkney islands.

Caithness offers a relaxing lifestyle with beautiful golden beaches and stunning scenery. Caithness is also host to the popular tourist attraction, The queen mothers Castle of Mey (formerly Barrogill Castle), which is located about six miles west of John O' Groats.

The area offers a great change of lifestyle with all amenities within easy reach.



Castle of Mey



Keiss Harbour



Ackergill Tower and Sinclair's Bay



John O' Groats



Dunbeath Castle Coastline



# A GREAT OPPORTUNITY TO ACQUIRE A BUSINESS

## WITH FURTHER DEVELOPMENT POTENTIAL

Old School has been converted into four individual properties and one house. The current owner has recently invested in many improvements including an individually designed luxury kitchen in the main house and completely new external insulation. This property offers

excellent income potential with owners accommodation in the main house. The other four apartments are easy to manage and offer good accommodation for either long term rental or holiday lets.

The property sits on a large plot

with walled gardens and there is ample parking for many cars. In the garden there are areas of hard landscaping, lightly wooded areas and areas with a mixture of plants and shrubs. There are also four small out buildings. The 1 ½ acres of ground allow space for additional

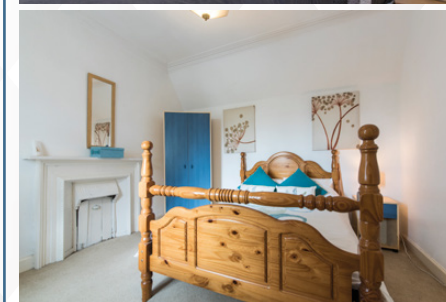
accommodation such as lodges, glamping and the possibility of a building plot subject to the relevant planning consent.

A great opportunity for the new owners to put their mark on Old School of Killimster.

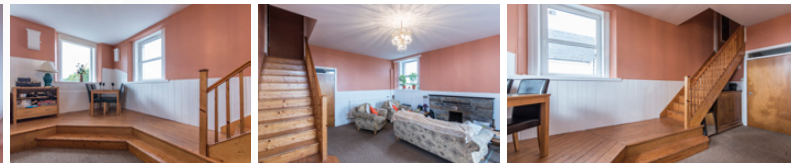


### MAIN HOUSE

- Entrance hall.
- Lounge with open fire and surround.
- A newly fitted designer kitchen with granite worktops, integrated appliances, feature display units with lighting, an island unit with hob and deep pan drawers, the kitchen also offer excellent space for dining.
- Generous family bathroom.
- Two double rooms.
- One single bedroom.
- Excellent storage throughout.
- Features, including old fire surrounds, cornice and full tiling in the bathroom.
- Newly double glazed windows, Calor gas heating, open fire and 90mm thermal cladding insulation.



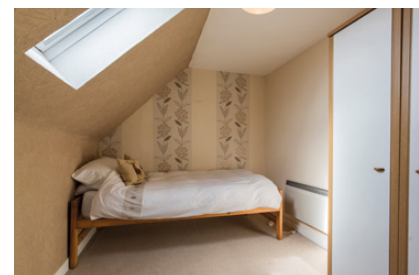




## FLAT 1

- Entrance hall.
- One double bedroom apartment.
- Open plan lounge/kitchen with ample base and wall units, and stairs to the first floor, includes feature split level area which offers space for dining.
- Bathroom with electric shower over the bath.
- Newly double glazed windows, electric boiler system and open fire.

## GOOD ACCOMMODATION FOR EITHER LONG TERM RENTAL OR HOLIDAY LETS



## FLAT 2 & 3

- Entrance hall leading to the apartment.
- Lounge.
- Kitchen with ample base and wall units and space for appliances.
- Shower room with electric shower.
- Two double bedrooms.
- Good storage throughout.
- Electric storage and panel heaters.

Apartment 3 is a mirror layout to number 2

- Entrance hall leading to the apartment.
- Lounge.
- Kitchen with ample base and wall units and space for appliances.
- Shower room with electric shower.
- Two double bedrooms.
- Good storage throughout.
- Electric storage and panel heaters.



## HOUSE 4

- Generous accommodation over two floors
- A large L shaped lounge
- Modern kitchen with a good range of base and wall units with space for appliances
- Three piece bathroom with mixer taps
- Three generous double bedrooms
- Ample storage throughout.



"...GENEROUS ACCOMMODATION  
OVER TWO FLOORS..."

## MAIN HOUSE

Approximate Dimensions  
(Taken from the widest point)

Lounge	3.80m (12'6") x 3.80m (12'6")
Kitchen/Diner	6.50m (21'4") x 3.50m (11'6")
Bedroom 1	3.80m (12'6") x 3.80m (12'6")
Bedroom 2	3.50m (11'6") x 3.50m (11'6")
Bedroom 3	2.90m (9'6") x 2.67m (8'9")
Bathroom	2.10m (6'11") x 1.80m (5'11")

Gross internal floor area (m²) - 95m²

EPC Rating - C

## FLAT 1

Approximate Dimensions  
(Taken from the widest point)

Lounge	6.00m (19'8") x 5.00m (16'5")
Kitchen	2.90m (9'6") x 2.90m (9'6")
Bedroom 1	3.80m (12'6") x 3.00m (9'10")
Bathroom	2.00m (6'7") x 1.60m (5'3")

Gross internal floor area (m²) - 61m²

EPC Rating - D

## FLAT 2 & 3

Approximate Dimensions  
(Taken from the widest point)

Lounge	5.40m (17'9") x 3.50m (11'6")
Kitchen	3.20m (10'6") x 1.80m (5'11")
Bedroom 1	3.50m (11'6") x 2.40m (7'10")
Bedroom 2	3.20m (10'6") x 2.60m (8'6")
Shower Room	1.80m (5'11") x 1.70m (5'7")

Gross internal floor area (m²) - 46m²

EPC Rating - D

## HOUSE 4

Approximate Dimensions  
(Taken from the widest point)

Lounge	5.00m (16'5") x 4.20m (13'9")
Kitchen	3.20m (10'6") x 2.90m (9'6")
Bedroom 1	5.00m (16'5") x 4.30m (14'1")
Bedroom 2	2.90m (9'6") x 2.70m (8'10")
Bedroom 3	3.90m (12'10") x 2.80m (9'2")
Bathroom	2.10m (6'11") x 1.80m (5'11")

Gross internal floor area (m²) - 87m²

EPC Rating - D

ROOM DIMENSIONS



# FLOOR PLAN



# MAP

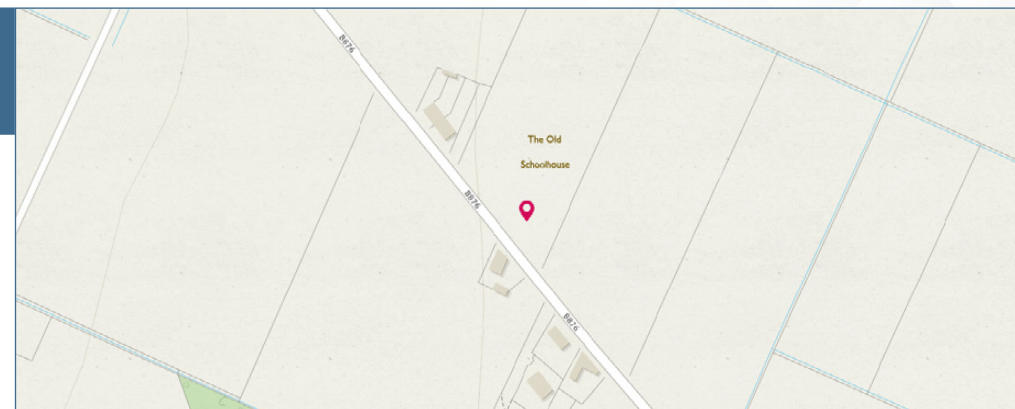


Image credit: <https://www.coordinautour.co.uk/ourmap/>



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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 Photographer



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**ALLY CLARK**  
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