



The Croft, Upper Smerral, Latheron

Offers Over £125,000



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Property Information

Yvonne Fitzgerald is delighted to bring to the market this fantastic owner-occupied croft, set in a truly stunning rural location with panoramic countryside and sea views.

Extending to approximately 14.8 acres, this substantial croft offers an exceptional opportunity for those seeking a lifestyle property with significant potential. The existing building on site requires renovation; however, planning had been submitted to demolish the current structure and replace it with a new dwelling (Ref: 25/00575/PIP), allowing a purchaser to create a bespoke home in this beautiful setting.

The croft enjoys breathtaking open views across the surrounding countryside, with the added benefit of distant sea views, providing a peaceful and picturesque environment. There is an electrical pylon located nearby, offering ease of connection to mains electricity, while drainage will require the installation of a new septic tank.

Registered under Crofting Number C0746, this is a rare opportunity to acquire a generous landholding in an idyllic location, ideal for those looking to embrace rural living while developing a home to their own specification.

Additional interior photos can be given upon request

The Royal Burgh of Wick is the most northerly town on the East Coast of Caithness and is on the very popular North Coast 500 (NC500) tourist route. The town offers multiple stores such as Tesco, Boots, Superdrug, Argos, and B&M, as well as banks and a post office. The house is within easy driving distance of all amenities, including the hospital and doctor's surgery. There are many leisure opportunities, including a popular golf course, squash club, and public swimming pool/gymnasium. The town also boasts an airport with links to Inverness and Aberdeen and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.



Extra Information

Services

School Catchment Area is - Lybster Primary School / Wick High School

EPC

EPC - N/A

Council Tax

Band - N/A

Tenure

Freehold

Viewing

If you would like to view this property, please contact the office on 01847 890826

Extras

What3Words: ///bravo.unfounded.thinking

Key Features

- **Fantastic owner-occupied croft in a stunning rural setting**
- **Extending to approximately 14.8 acres of land**
- **Panoramic countryside views with distant sea views**
- **(Ref: 25/00575/PIP)**



WICK

Property Location

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Moving home can be a **Life-changing Experience**

Moving home is not complicated but it can be a daunting prospect and we recognise that your home is probably the largest single investment you will ever make.

Buying and selling property is a very people orientated business and good communications are essential for a successful move. In recognising this we have employed an experienced sales team. Our talented team of property specialists are among the most knowledgeable and experienced in estate agency in the Scottish Highlands and are genuinely committed to service with a personal touch. All our staff are excellent communicators and are committed to providing the highest level of care and attention throughout the entire moving process.

We offer the widest range of property services in the vicinity, all under one roof, and will always strive to achieve the best price for your property without being unrealistic.

Our aim is simple: to provide the best possible service, assist you from start to finish and communicate regularly throughout the whole process – whatever your property matter

Why Choose Yvonne Fitzgerald Properties

- Global exposure of properties through our cutting edge website and major national portals including Rightmove, Prime Location, Zoopla, On The Market, S1 Homes, Nestoria, Trovit and many more.
- Quality colour printed sales particulars with bespoke options and floor plans.
- Comprehensive database of applicants matching quality sellers to buyers
- 360 Virtual Matterport Tour with doll house view, measuring tool and 3d floor plan.
- Top three selling agent in the Highlands in 2021 and 2022 for number of properties sold.
- Largest independent estate agency in the Highlands.
- No upfront fees.
- All calls and emails monitored out of hours.
- We oversee the whole sales process from start to finish.
- Over 25 Years Experience.
- Drone Photography





All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor(s) ownership. We have not verified the tenure of the property, the type of construction, or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyors, etc., prior to the exchange of contracts.