



# Watten Plot

**Offers Over £50,000**



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## Property Information

Yvonne Fitzgerald is delighted to bring to the market this beautiful site with views towards Loch Watten in a tranquil, scenic location. Extending to approximately half an acre in size, this level plot is accessed through a shared road and has well established trees to one side which provide shelter. Wildlife roams the ground with roe deer, birds of prey and hare frequently seen within the generous plot. Planning would need to be applied for but we foresee no reason why it would not be granted and drainage would be by way of a septic tank.

With further service connections for electric and water close by, this is an excellent opportunity for someone to build their dream home in an area of outstanding natural beauty within a short commuting distance to the village of Watten.

Watten is approximately half way between Thurso and Wick and offers a convenience store as well as primary school education and hotel. Thurso is the most Northerly town in the county of Caithness and enjoys a cinema, gymnasium, as well as supermarkets, hotels and retail shops. Both Thurso and Wick have good coach and rail links with, Wick also benefitting from the John O Groats Airport and Caithness General Hospital. It also has a retail outlet and several nation chain store brands within the town centre as well as at the retail park.



# Extra Information

## Services

School Catchment Area is Watten Primary School / Wick High School

## EPC

## Council Tax Band

## Tenure

Freehold

## Viewing

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

## Extras

## Key Features

- **Approximately 0.5-acre level building plot**
- **Peaceful rural setting with views towards Loch Watten**
- **Excellent opportunity to build a bespoke family home**



# Property Photos



# Property Photos



## WICK

### Property Location

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.



## 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.