

44 Crask
Bettyhill

Offers In The Region Of £85,000

Yvonne Fitzgerald PROPERTIES

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Property **Information**



Yvonne Fitzgerald is delighted to bring to the market this detached renovation project, set within a stunning location in Crask, Bettyhill. Occupying an attractive rural position, the property enjoys panoramic sea and countryside views, offering an opportunity for a purchaser to undertake a comprehensive renovation and create a home in a beautiful setting.

The accommodation comprises a porch, spacious lounge with dining area, an extension incorporating the kitchen, bathroom and conservatory, with two small bedrooms located on the first floor. The property requires full internal renovation, and the roof also requires replacement, making this a project best suited to buyers prepared to undertake extensive improvement works.

Externally, the property benefits from garden grounds extending to just over half an acre of decrofted land, enclosed by traditional dry-stone walls, together with an outhouse.

The property is connected to mains water and a septic tank. Electricity is currently disconnected, although a supply is nearby.

With its generous grounds, panoramic coastal and rural views, and potential for transformation, this property presents an opportunity for those seeking a substantial renovation project in a spectacular setting near Bettyhill.

The vendor has provided additional interior photographs, which are available upon request.

Extra **Information**

Services

School Catchment Area is
Farr Primary School / Farr High School

EPC

F

Council Tax Band

B

Tenure

Freehold

Viewing

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

Extras

What3Words: ///caused.outline.overtones

Key Features

- **Detached renovation project in Crask, Bettyhill**
- **Stunning rural location**
- **Panoramic sea and countryside views**
- **Just over half an acre of decrofted garden grounds**



Property
Photos









Property
Photos











Property
Location

The most northerly town in mainland Scotland, Thurso is a great base for exploring the surrounding countryside. There's plenty to see and do in and around the delightful town of Thurso. The town is a hive of lovely traditional shops, cafes, bars, and restaurants. There are good coach and rail links south. There are leisure facilities within the town, which include a cinema and a swimming pool, and outdoor pursuits include surfing, fishing, and yachting. There is an airport and hospital in Wick, which is twenty minutes driving distance away.







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



Yvonne Fitzgerald PROPERTIES

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.