



Croft, 73 Coldbackie, Tongue

Offers Over £75,000



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Property Information

Yvonne Fitzgerald is delighted to bring to the market this tenanted croft which extends to 8.37 acres and is located directly on the coastline of the NC500. This splendid site offers spectacular views towards Rabbit Island, Ben Hutig, the distant Orkney Islands and Tongue Bay, which has a white sandy beach with turquoise waters that are reminiscent of the Caribbean.

It is rare to find such a gem of a site which apportions to 2.64 acres of good arable land and 5.73 acres of rough grazing. Electric and water are on site, with the croft being accessed through a gated entrance just off the main A836 to Tongue and the apportionment being accessed to the rear of the de-crofted house.

Coldbackie is a small quiet crofting township located at the mouth of the Kyle of Tongue in Sutherland. This area is a well-known surfing destination, as well as popular tourist route. With its beautiful sandy beach which has high grassy dunes, caves and hill walks, there is something here for almost everyone.

Coldbackie is located 2 miles approximately northeast of the beautiful and scenic village of Tongue and is a five-minute journey by car. Within the village of Tongue are a post office, village shop as well as hotels. There is also a primary school, nursery, doctor's surgery, a petrol station and a supermarket home delivery service. The nearest town is Thurso which is forty-three miles away and has a good range of local amenities. It is the most Northerly town in Scotland and benefits from having good coach and rail links South. There is an airport and hospital in Wick, and Inverness is approximately a ninety-mile drive South along Loch Loyal to Altnahara and Lairg.



Extra Information

Services

School Catchment Area is - Tongue Primary School / Farr High School

EPC

N/A

Council Tax

N/A

Tenure

Freehold

Viewing

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

Extras

Key Features

- **Owner-occupied croft extending to approximately 8.37 acres**
- **Exceptional coastal location on the iconic NC500**
- **Spectacular panoramic views towards Rabbit Island, Ben Hutig, Tongue Bay and the Orkney Islands**



Property Photos



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.