



High Acres, Upper Pitmaduthy, Invergordon, IV18 0PB

Offers Over £125,000

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- Traditional Scottish croft house requiring complete renovation
- Approximately 14 acres of croft land
- Attractive rural setting with views towards the sea
- Two large bedrooms and additional box room
- Accommodation arranged over two floors
- Less than one minute from the A9
- Excellent opportunity to create a bespoke Highland home

Occupying an attractive rural position at Upper Pitmaduthy, High Acres presents a rare opportunity to acquire a traditional Scottish croft, together with a one and 1/2-storey croft house offering considerable potential. The subjects form an owner-occupied croft extending to 14.25 acres. The sellers have applied to register the croft on the Crofting Register and have applied to have the area coloured blue on the map decrofted. The yellow area is access to the outbuildings and croft. The subjects will be sold as one unit. There are no subsidies, grants or payments applicable. Register of Crofts No: R3442 The Location code is 751/0049

Enjoying views towards the sea, the property combines a peaceful countryside setting with excellent accessibility, situated less than a minute from the A9. The house requires complete renovation, providing an exciting blank canvas for purchasers looking to restore a traditional Highland property and create a home tailored to their own tastes and requirements.

The accommodation is arranged over two floors, with the ground floor comprising a kitchen, separate dining room and living room. Upstairs, there are two generously proportioned bedrooms, a smaller box room and a family bathroom. While the property

requires significant modernisation, its traditional character and existing layout offer scope for a purchaser to reimagine the accommodation and undertake a comprehensive renovation project.

Externally, the property benefits from its rural surroundings and extensive croft land, offering space for a variety of agricultural, horticultural or smallholding interests, subject to applicable requirements. The setting provides an appealing opportunity for those seeking a more rural lifestyle, with open surroundings and views towards the sea adding to the property's appeal. The house and garden are being decrofted, with the land remaining crofted and subject to crofting legislation.

Despite its peaceful setting, High Acres is exceptionally convenient for accessing the A9 and the wider Highlands, making it well placed for travel to Invergordon, Tain and Inverness. Combining an accessible rural location, approximately 14 acres of croft land and the opportunity to restore a traditional Scottish croft house, this property offers considerable potential for buyers seeking a project and the chance to create something truly individual.



Kitchen 2.15m x 3.41m

Dining Room 3.10m x 4.25m

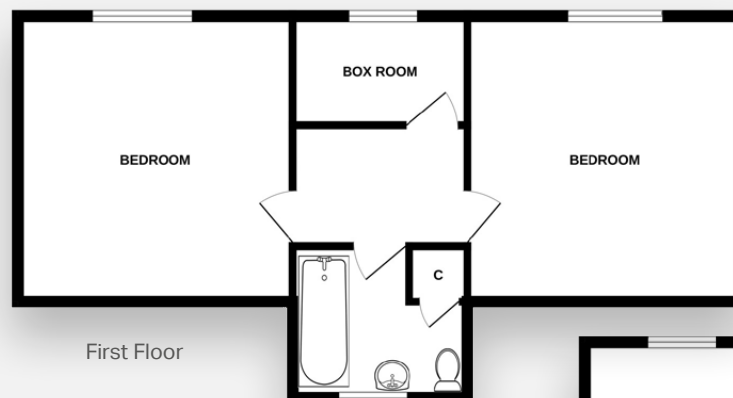
Living Room 4.23m x 3.93m

Bathroom 1.75m x 2.39m

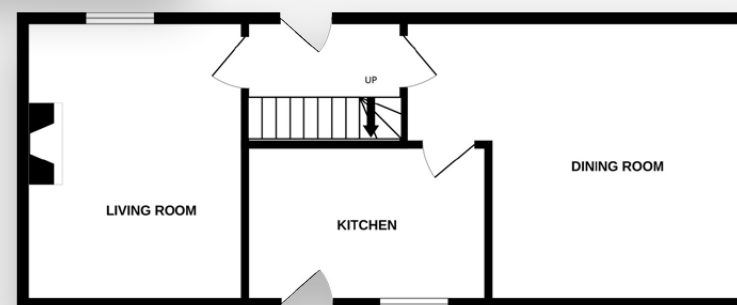
Bedroom 1 4.00m x 4.27m

Bedroom 2 4.18m x 4.30m

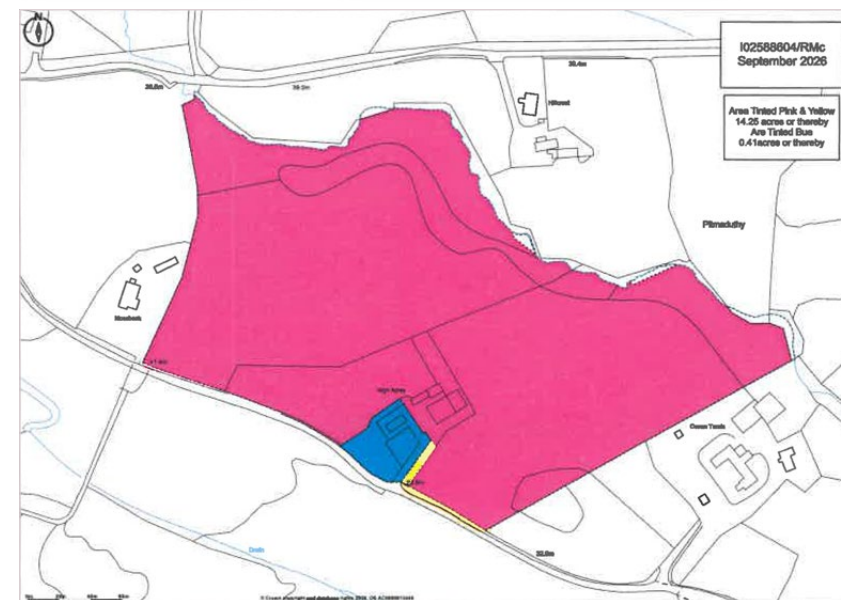
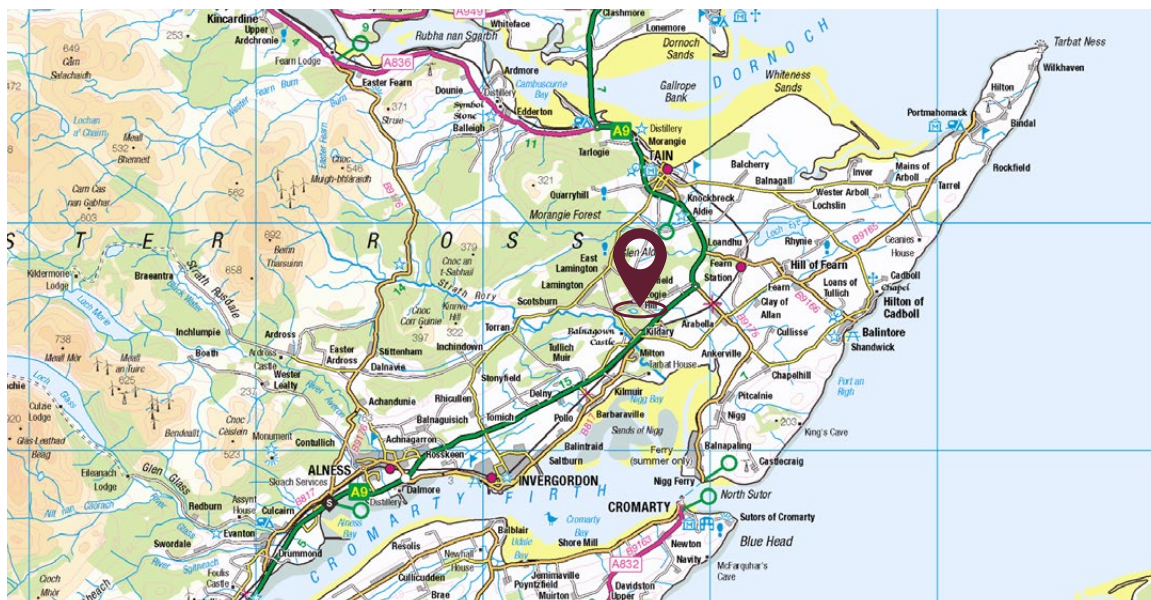
Box Room 2.53m x 1.19m



First Floor



Ground Floor



These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.



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