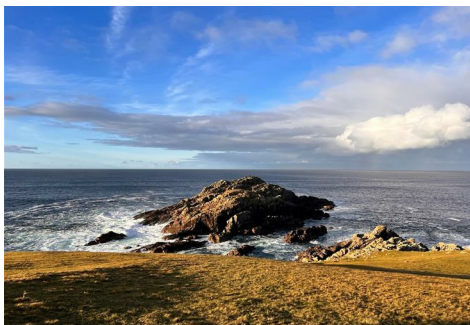




**Harper
Macleod LLP**
Estate Agents & Solicitors



The Engine Room, Strathy Point, Thurso, KW14 7RY

Offers in excess of £90,000

Harper Macleod LLP are delighted to bring to the market three unique homes situated in the remote Strathy Point Lighthouse complex, on the northern craggy coastline of Scotland, with stunning panoramic views of the Atlantic Ocean.

The Engine Room is a cosy one bedroom mid-terrace home, converted from the former engine room, and has amazing views. It shares a courtyard with the other properties in the complex.

This is the perfect location to enjoy peace, relaxation and nature. It is surrounded by unspoilt countryside and a great place for bird watching and whale, dolphin and seal spotting. There are fabulous scenic walks and a beautiful award winning beach nearby. The dramatic cliffs with a natural arch are spectacular.

The famous NC500 route on the A836 passes the road leading up to the Lighthouse which makes it a great stop off for tourists and is therefore a fantastic location for a holiday home. Two of the properties have been run as successful holiday lets in the past.

The accommodation comprises a vestibule, hallway, bathroom, lounge/dining room and kitchen. It has been well insulated and has oil fired central heating and double glazing.

There are six properties within the Lighthouse, which was decommissioned in 2012.

The Village of Strathy is approximately 2 miles away and has a pub, cafe and an award winning beach. A shop and a small restaurant can be found 6.5 miles along the coast at Melvich. Thurso is approximately 23.5 miles from the Lighthouse and has a good range of shops for supplies and services.

Viewing is strictly by appointment.

Rooms

Vestibule

4'1" x 7'3" (1.27m x 2.22m)

The front door opens into the vestibule with door to hallway. Storage cupboard housing electrics. Laminate flooring.

Hallway

7'1" x 4'4" (2.16m x 1.34m)

Window to front. Doors to lounge/dining room and bathroom. Carpet.

Bathroom

7'0" x 7'10" (2.14m x 2.41m)

Window to front. White WC and pedestal wash hand basin with

light up mirror above. Roll top double ended bath. Shower cubicle with mains shower. Tiling to all walls. Spotlights. Extractor. Under floor heating. Tiled flooring.

Lounge/dining room

12'5" x 12'0" x 5'5" x 7'6" (3.80m x 3.66m x 1.66m x 2.30m)

Double aspect to front and side with views of the Ocean. Electric fire. Carpet.

Bedroom

12'0" x 8'8" (3.66m x 2.66m)

Window to front with views of the Ocean. Double mirrored wardrobe. Carpet.

Galley kitchen

7'1" x 14'2" (2.18m x 4.34m)

Window with views of the Ocean. Wall and base units with worktop and tiling. Stainless steel sink with left hand drainer. Integrated ceramic hob, extractor and double electric oven. Washing machine and fridge/freezer. Spotlights. Storage cupboard with hatch to roof space. Tiled flooring.

Extras

All fitted carpets, floor coverings and curtains are included in the sale price.

Communal grounds

Shared courtyard
Shared parking area

Heating and Glazing

Oil fired central heating and double glazing.

EPC Rating D

Council Tax Band A

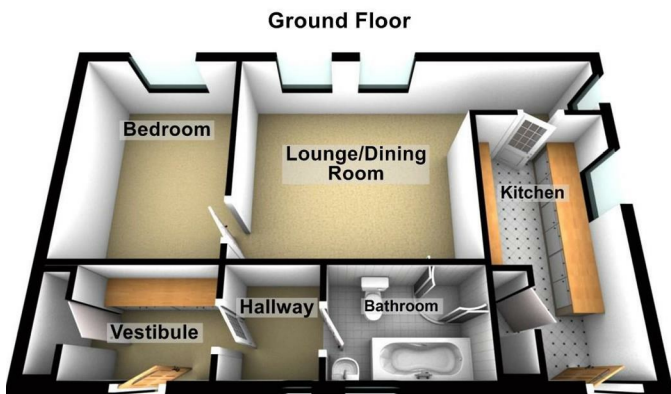
Services

Mains electricity and water. Drainage to a septic tank.

Directions

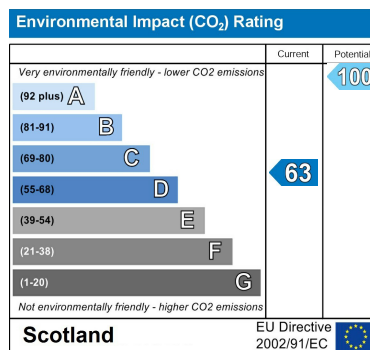
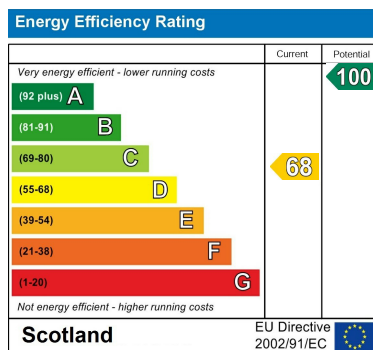
From Thurso head north-east on Traill St/A9 and continue onto the A836 for approximately 20 miles. Take a right at the Strathy Point exit and continue along the single track road for approximately 2.5 miles until you reach a parking area. The private road to the lighthouse is accessed through the farm gates.





This floor plan is an approximate guide to the layout of the property only. It is not to scale.
Plan produced using PlanUp.

Energy Efficiency Graph



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