

THE HIGHLAND COUNCIL

Industrial & Commercial Property
Development & Infrastructure Service
Glenurquhart Road, Inverness IV3 5NX
Email: christopher.holmes@highland.gov.uk
Telephone: (01463) 702083

1 OLD SCHOOL, ACHOW, LYBSTER CAITHNESS KW3 6BY

FOR SAL E



2 BEDROOM SEMI-DETACHED HOUSE FOR SALE

OFFERS OVER £55,000

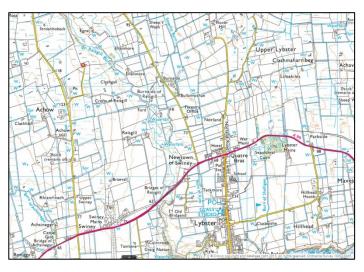
To view all property available for sale, please view our webpage: www.highland.gov.uk/propertysales

DESCRIPTION:

Two bedroom semi-detached house of stone construction with a pitched slate roof. The property provides a range of accommodation including a fitted kitchen, bathroom and living room. The house benefits from a generous garden to the front and rear and there is a stone built storage shed in the rear garden.

LOCATION:

The property is located close to the village of Lybster in Caithness. It is accessed from an unnamed road which begins approximately 1 mile to the South West of Lybster on the A99.



PROPERTY AREA:

The property has a floor area of 72 sq m. The site extends to approximately 734 sq m (0.18 acres).

SERVICES:

The property is connected to mains electricity and water. The property also has an oil tank.

COUNCIL TAX RATE:

Α

EPC RATING:

Ε



PLANNING:

The property was previously used as a house. With regard to any change of use or redevelopment, potential purchasers may wish to use Highland Council's Planning & Development Service's free pre-application advice service. Information on the pre-app service can be found here:

http://www.highland.gov.uk/yourenvironment/planning/planningapplications/PreAppAdviceService.htm

VIEWING:

Viewing can be arranged by contacting Christopher Holmes by emailing <u>Christopher.holmes@highland.gov.uk</u> or telephone 01463 702083.

PRICE:

Offers over £55,000 are being sought.

DATE OF ENTRY:

To be mutually agreed.

SUBMISSION OF OFFERS:

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers must "note interest" and only those parties advising of their interest will be notified of the closing date.

All offers should be submitted in standard Scottish legal form upon notification of the closing date. Offers should be addressed to Ewan Birse, Property Estates, Development and Infrastructure, Highland Council, Glenurquhart Road, Inverness, IV3 5NX and clearly marked "OFFER – ACHOW, LYBSTER".

Faxed or Emailed offers will not be accepted.

The Highland Council does not bind itself to accept the highest or any offer and, notwithstanding the above reserves the right to take a suitable offer at any time.



The information contained in these particulars does not form part of any offer or contract. The seller can give no warranty as to the condition of the property offered for sale or services contained therein. Descriptive details including plans are indicative only and are not guaranteed. Prospective purchasers are invited to seek verification of material facts as appropriate. Whilst these particulars are believed to be correct, it should be noted that they are for the guidance of prospective purchasers only. The accuracy of information is not warranted or guaranteed and intending purchasers should satisfy themselves by inspection or by consultation with a Professional Advisor. No member of staff of Development & Infrastructure, Highland Council has any authority to make or give any representation or warranty in connection with this property. The property will be sold in its present condition. Date of preparation – 1st May 2019