

**1 OLD SCHOOL, ACHOW, LYBSTER
CAITHNESS KW3 6BY**

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**2 BEDROOM SEMI-DETACHED HOUSE
FOR SALE**

OFFERS OVER £55,000

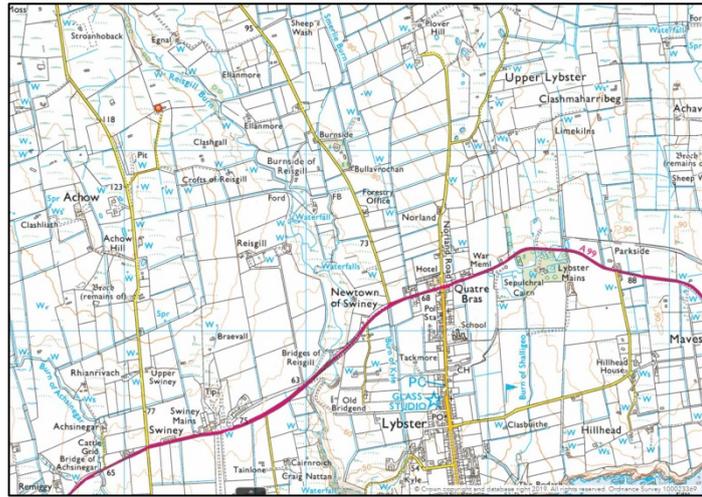
To view all property available for sale, please view our webpage:
www.highland.gov.uk/propertysales

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:

A

EPC RATING:

E

**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 Christopher.holmes@highland.gov.uk 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.

