



Development opportunity adjacent to Global Energy Park

Historic six bedroom building with 10 acres of adjoining land

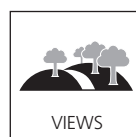
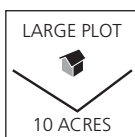


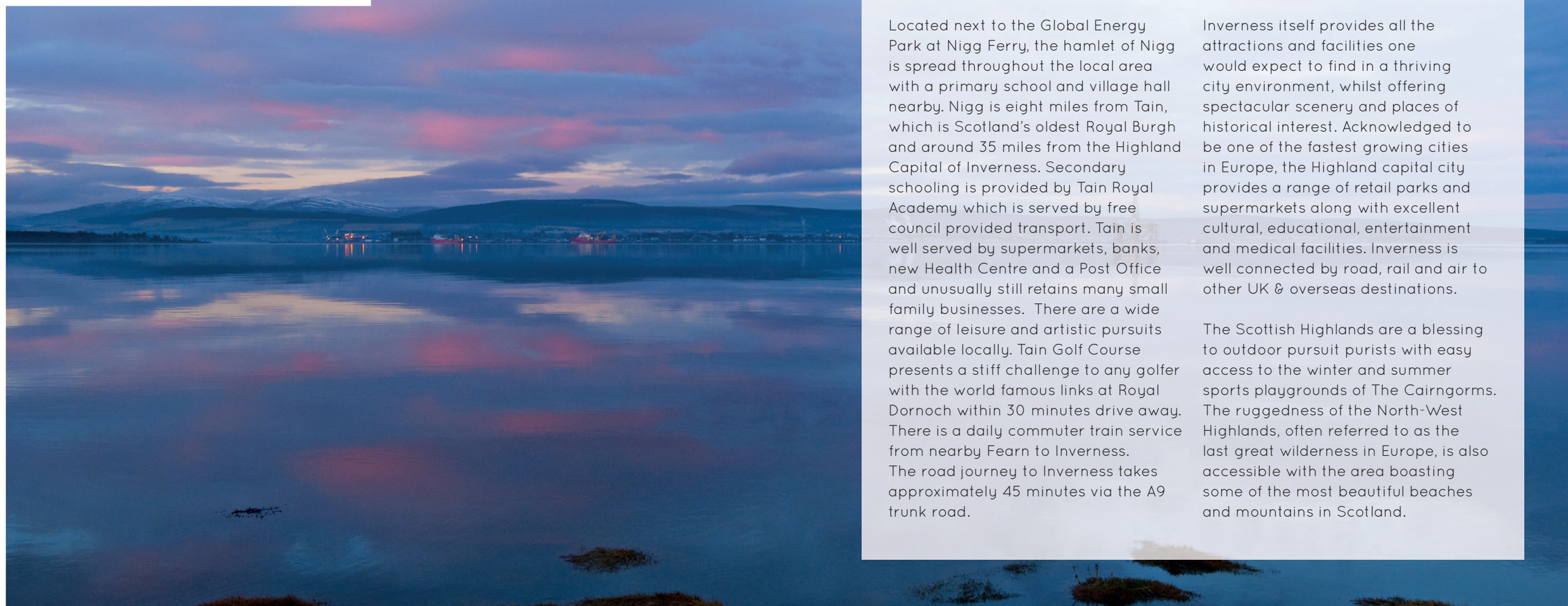
Dunskaithe House

Nigg, Tain, Highland, IV19 1QU



Scan Here!





Nigg, Tain

Located next to the Global Energy Park at Nigg Ferry, the hamlet of Nigg is spread throughout the local area with a primary school and village hall nearby. Nigg is eight miles from Tain, which is Scotland's oldest Royal Burgh and around 35 miles from the Highland Capital of Inverness. Secondary schooling is provided by Tain Royal Academy which is served by free council provided transport. Tain is well served by supermarkets, banks, new Health Centre and a Post Office and unusually still retains many small family businesses. There are a wide range of leisure and artistic pursuits available locally. Tain Golf Course presents a stiff challenge to any golfer with the world famous links at Royal Dornoch within 30 minutes drive away. There is a daily commuter train service from nearby Fearn to Inverness. The road journey to Inverness takes approximately 45 minutes via the A9 trunk road.

Inverness itself provides all the attractions and facilities one would expect to find in a thriving city environment, whilst offering spectacular scenery and places of historical interest. Acknowledged to be one of the fastest growing cities in Europe, the Highland capital city provides a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK & overseas destinations.

The Scottish Highlands are a blessing to outdoor pursuit purists with easy access to the winter and summer sports playgrounds of The Cairngorms. The ruggedness of the North-West Highlands, often referred to as the last great wilderness in Europe, is also accessible with the area boasting some of the most beautiful beaches and mountains in Scotland.

Dunskait House

Formerly the site of Dunscaith (also known as Dunskeath) Castle, a fortification was first mentioned on this site as far back as 1179. The land and property is located adjacent to the Cromarty - Nigg Ferry. This route was previously known as The King's Ferry as it was used by King James IV of Scotland (latterly King James I of Great Britain) when on pilgrimage to the shrine of St Duthac at Tain, doing so on many occasions between 1493 to 1513.

The main building was destroyed by fire

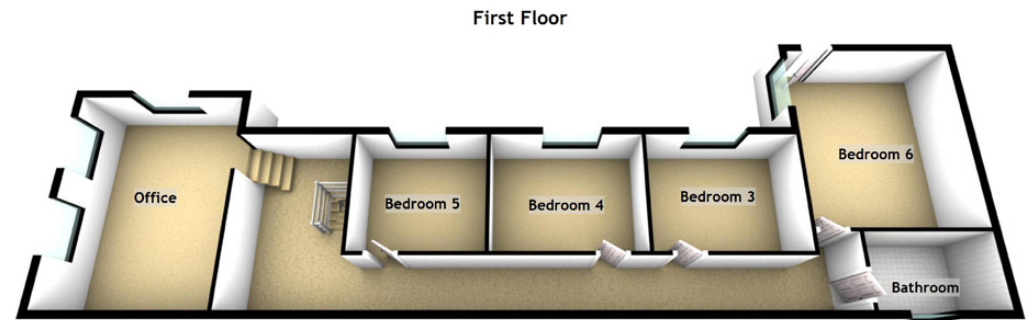
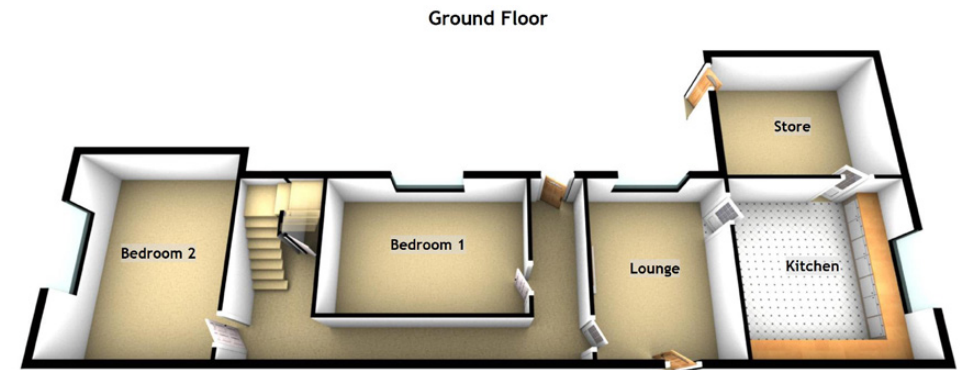
early in the 20th century but the remaining servants' quarters and stables has been used for various purposes from a holiday home to office accommodation for the oil industry over the years and up to recent times.

The building requires some repairs to make it habitable but along with the 10 acres of land this is a rare development opportunity as it situated a few yards from the neighbouring Global Energy Park at Nigg. The accommodation nominally consists of six bedrooms, kitchen, lounge, sitting-room with

a large office/observation lounge extension. Two smaller derelict cottages, a walled garden, stables, private beach and a small ruined chapel add charm and character to the policies.

This property could potentially be converted to a small hotel, a "Grand Design" with superb views over The Sutors to Cromarty or alternatively into residential housing (all subject to obtaining the relevant planning permissions). This would apply equally to the land which is also included in the sale.





APPROXIMATE DIMENSIONS
(Taken from the widest point)

| | |
|-----------|--------------------------------|
| Lounge | 4.20m (13'9") x 3.30m (10'10") |
| Kitchen | 4.20m (13'9") x 4.20m (13'9") |
| Office | 5.50m (18'1") x 4.00m (13'1") |
| Bedroom 1 | 5.00m (16'5") x 2.80m (9'2") |
| Bedroom 2 | 4.90m (16'1") x 3.90m (12'10") |
| Bedroom 3 | 3.70m (12'2") x 2.60m (8'6") |
| Bedroom 4 | 3.70m (12'2") x 2.92m (9'7") |
| Bedroom 5 | 3.20m (10'6") x 2.60m (8'6") |
| Bedroom 6 | 4.70m (15'5") x 4.30m (14'1") |
| Bathroom | 3.00m (9'10") x 1.90m (6'3") |





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Text and description
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