

6 Balnakeil Craft Village

DURNESS, IV27 4PT



*A rare chance to own a freehold property on the NC500,
perfect for commercial or residential transformation*



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A rare opportunity to acquire a freehold semi-detached building in Balnakeil Craft Village, a thriving destination on the iconic NC500 route. This unique development prospect spans approximately 0.13 Acres, with a building area of around 125m², offering endless potential for both commercial and residential ventures in the future.

Situated at the front of Balnakeil Craft Village, No 6 enjoys excellent visibility and accessibility. With its main frontage adjacent to the village car park, this property benefits from high footfall from tourists and visitors exploring the craft village. The location is within walking distance of the breathtaking Balnakeil Beach and the renowned Durness Golf Course, making it an attractive spot for both locals and travellers alike.

INTERNALS



The property includes a sizable garden, a semi-sheltered courtyard, and its own parking area. Large south-facing windows in the main room provide excellent natural light, while the north side offers picturesque views across the garden towards Balnakeil Beach and the North Atlantic. Originally built for the MOD, the robust construction features concrete block walls and a reinforced concrete roof, offering a clear span internal space of approximately 16.7m x 7.3m. Internally, the property is divided into various rooms, including a workshop/shop, living room, kitchen, two bedrooms, a cloakroom, bathroom, corridor, and store. The solid construction allows for easy reconfiguration to suit different uses.



No 6 is ideally positioned to capitalize on the steady stream of visitors to the craft village. Whether transformed into a café/tearoom, retail craft outlet, gallery, studio, or mixed-use live/work space, this property presents numerous possibilities. It is also feasible to create private access directly onto the public road, subject to planning consultation and approval.

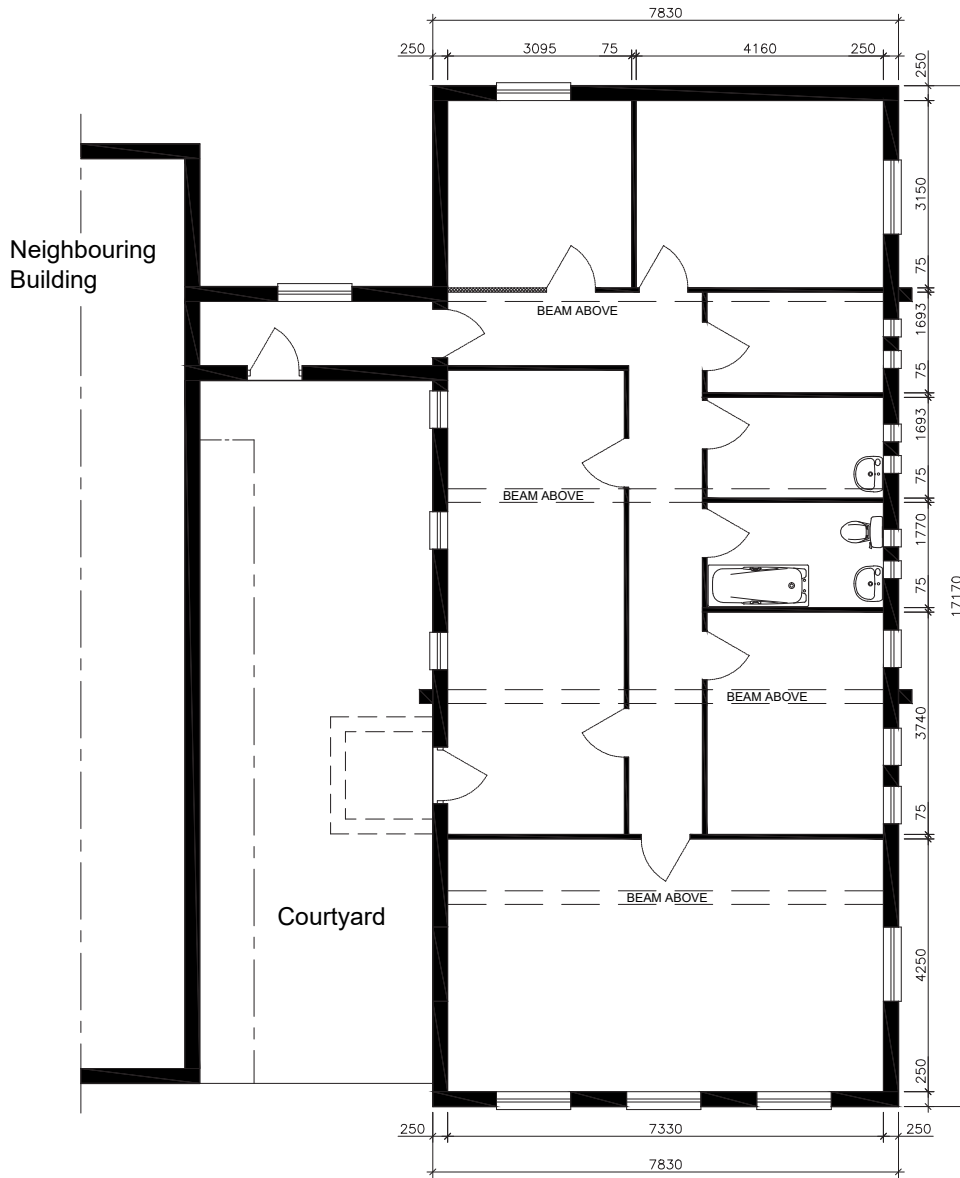
The property is already connected to water, drainage, and electricity. Telephone/broadband and 3-phase electricity are accessible via poles within the property boundary. The building requires updates, including insulation, interior lining, double-glazed windows, wiring, plumbing, and roof cladding, providing an exciting blank canvas for future development.

This is an exceptional opportunity to invest in a well-established, high-footfall location with significant potential for commercial or residential transformation. Whether you're an entrepreneur, investor, or creative visionary, No 6 Balnakeil Craft Village is a unique prospect not to be missed!

EXTERNALS

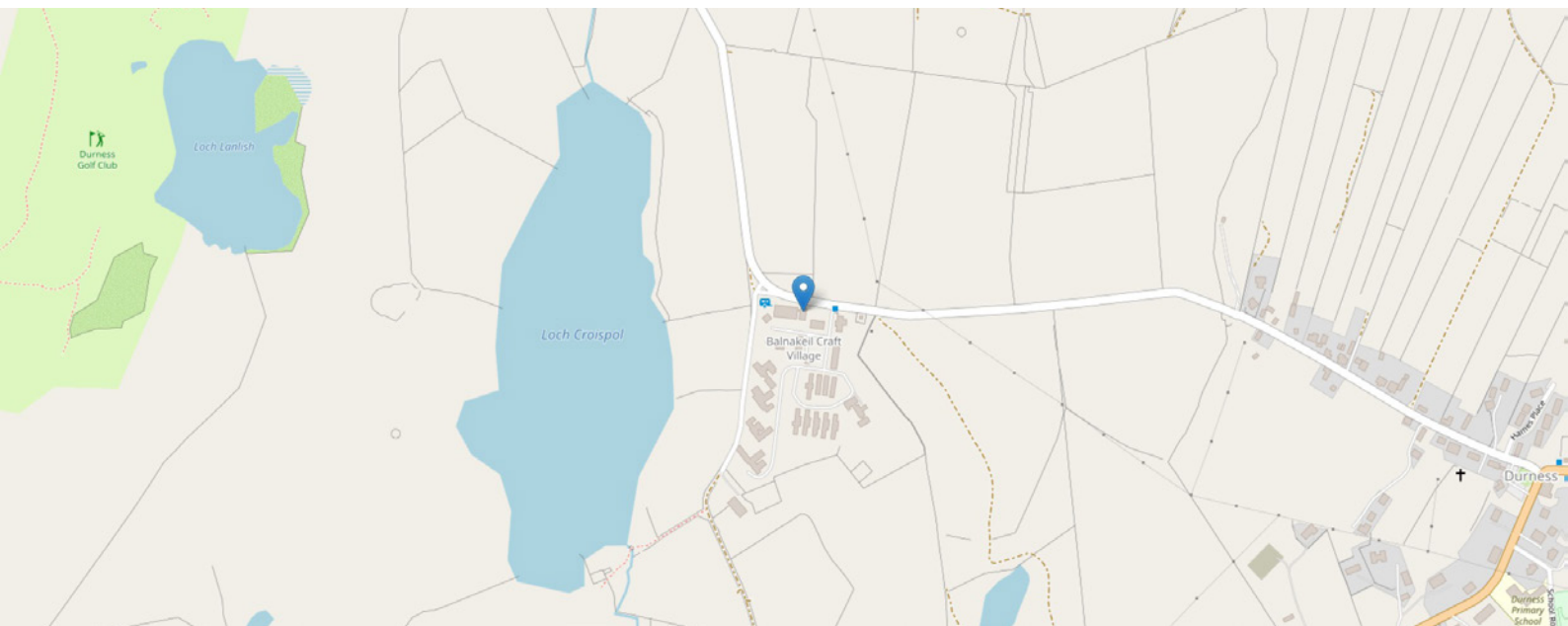


FLOOR PLAN, DIMENSIONS & MAP

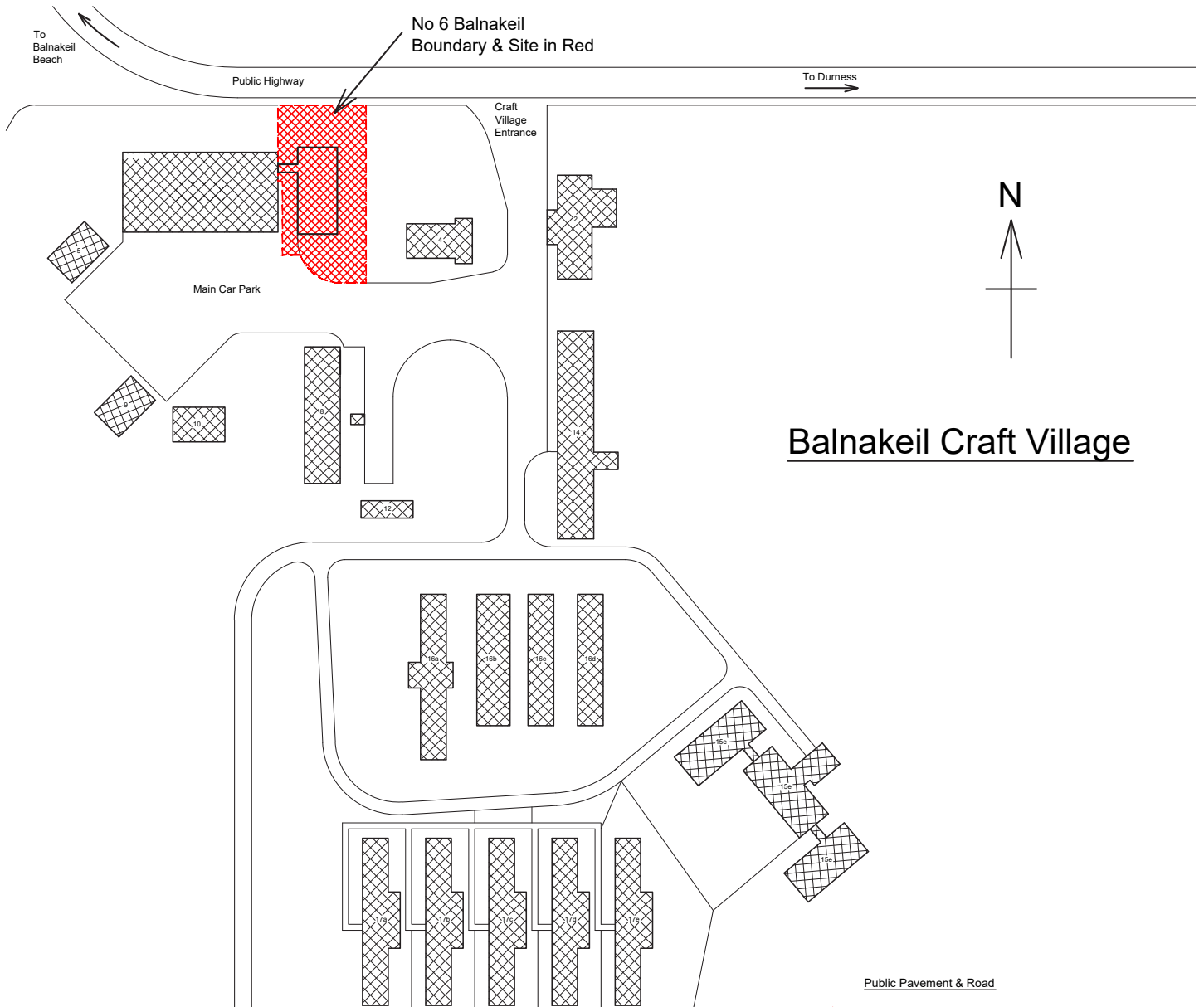


Dimensions In Millimetres
Indicative Only - TBC On Site

No 6 Balnakeil
Floor Plan

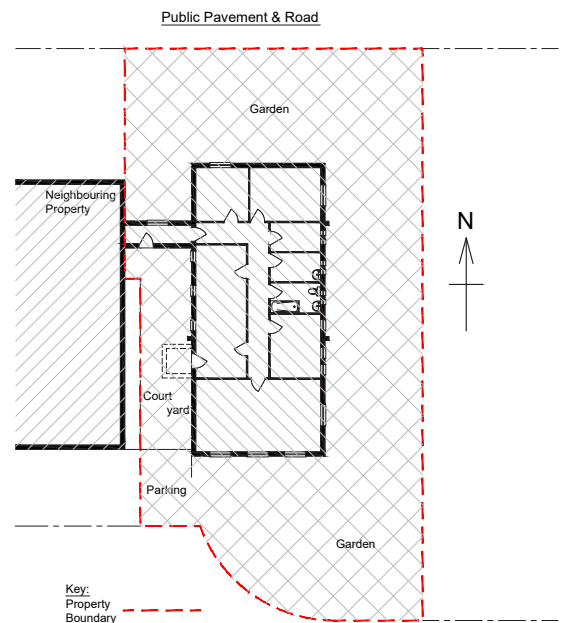


SITE PLAN



Balnakeil Craft Village

No 6 Balnakeil Site Plan



THE LOCATION

Balnakeil is a breathtaking location nestled north east of the Kyle of Durness, overlooking the vast and picturesque Balnakeil Bay. With miles of pristine coastline, this stunning area is renowned for its natural beauty, offering a serene yet dynamic setting for both residents and visitors. Strategically positioned along the world-famous North Coast 500 (NC500) tourist route, Balnakeil enjoys a steady influx of travellers. These attractions bring a vibrant energy to the community and provide excellent opportunities for businesses seeking to benefit from the high level of passing trade.





Nearby, the village of Durness offers a range of essential amenities. A nursery and primary school serve the local community, with secondary education available in Kinlochbervie, accessible via dedicated daily transport. A well-stocked Spar shop with a Post Office and fuel station is within walking distance, alongside two welcoming bar restaurants and a spacious campsite boasting spectacular coastal views. The area is a well-loved destination for outdoor enthusiasts, offering exceptional opportunities for golf, fishing, hiking, surfing, and cycling, all set against the backdrop of some of Scotland's most striking landscapes.

For wider services, a locally run daily bus service (excluding Sundays) provides convenient access to Inverness. As the capital of the Highlands, Inverness offers an extensive range of retail, cultural, and educational facilities, as well as a major hospital and an international airport. With excellent road, rail, and air connections, Inverness links the region to the rest of the UK and beyond, making Balnakeil an appealing location for those who seek both tranquillity and accessibility.




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