



A fantastic opportunity awaits in West Clyne, near the coastal village of Brora! Planning permission is already in place for a spacious four-bedroom, 1.5 story property with integral garage on a desirable decrefted house plot of approx. 0.9 acre. This offers a wonderful chance to create a bespoke home in a sought-after location. Planning Reference number 08/00094/FULSU.

Nestled just west of the charming village of Brora, West Clyne offers a tranquil rural setting with access to the amenities and attractions of the nearby village. While enjoying the peaceful surroundings and Highland scenery, residents are within easy reach of Brora's friendly community, local history, coastal walks, golf courses, and beautiful beaches.

SIZE OF LAND

Approx. 0.99 acre, decrofted plot.

SCHOOLING

Primary school education is provided at Brora Primary School, while secondary education is located in Golspie High School, which is a short drive away from Brora. Secondary school pupils are transported to Golspie High School.

LOCATION

West Clyne presents an appealing opportunity for those seeking a tranquil Highland lifestyle within easy reach of the coast. Situated just west of the charming village of Brora, this area offers a more rural ambiance characterised by open spaces and picturesque scenery. Residents can enjoy the peace and quiet of the countryside while still benefiting from the proximity to Brora's amenities, including local shops, restaurants, and schools. Brora boasts a stunning beach, often described as a hidden gem along the Sutherland coast. This unspoiled stretch of golden sand is situated right next to the village and the renowned Brora Golf Club, offering picturesque views of the North Sea and the Moray Firth.

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Beyond its peaceful setting, West Clyne provides a gateway to a wealth of outdoor activities. The surrounding Highland landscape invites exploration through walking and cycling trails, while the renowned River Brora, famed for its salmon fishing, is close by. Nature enthusiasts will appreciate the diverse wildlife that inhabits the area. Furthermore, Brora's railway station offers convenient connections to other parts of the Highlands, blending rural serenity with accessibility. West Clyne truly offers a desirable balance of peaceful living and access to both coastal attractions and local conveniences. Brora's transport links, include regular buses to Inverness and Wick/Thurso and the Far North Line railway.

A wider range of shopping options are available in nearby towns. The historic town of Tain, located approximately 24 miles to the south, provides a selection of larger supermarkets including Asda, Lidl, Tesco, and Home Bargains, catering to a full range of grocery and household needs. For an even more extensive array of retail opportunities, the vibrant city of Inverness lies roughly 50 miles to the south. To

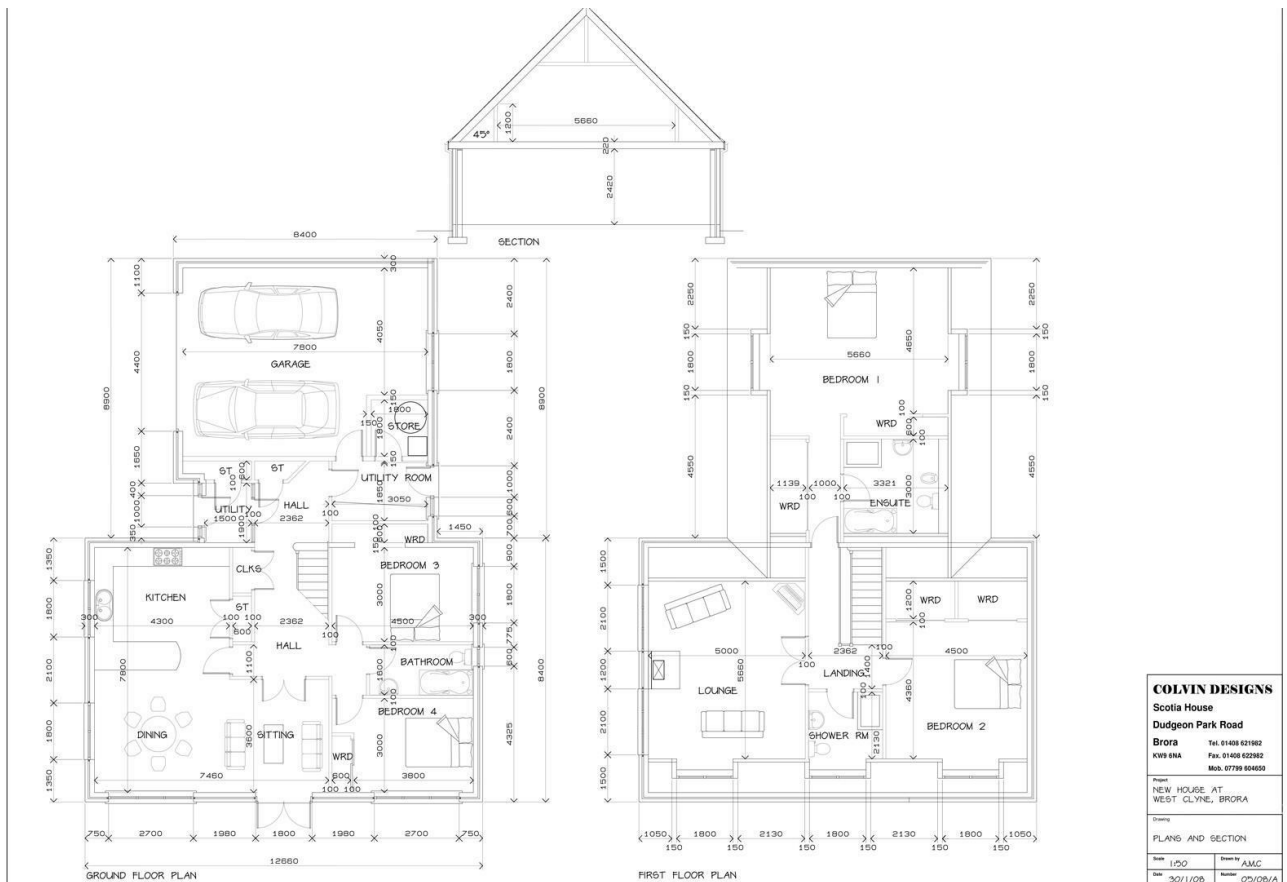
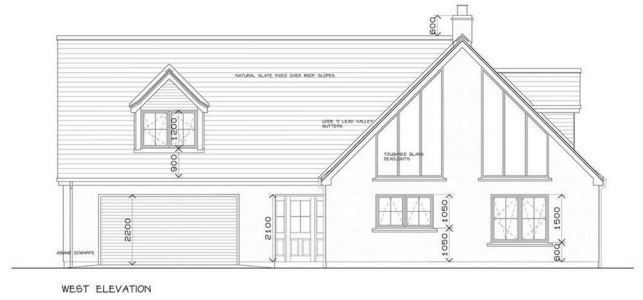




Area Map



Floor Plans



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