

Arrochar, 1 South Head View

LYBSTER, HIGHLAND, KW3 6DB



Beautiful four-bedroom, four-bathroom detached home on a spacious corner plot with an acre of land and stunning countryside and water views



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Welcome to Arrochar, a stunning four-bedroom, four-bathroom detached property located on a desirable corner plot in Lybster. This exceptional home not only offers generous living space but also includes an additional acre of land to the rear, providing breathtaking views of the surrounding countryside and water.

THE LOUNGE



Recently refurbished to an impeccable standard, Arrochar boasts brand-new fitted carpets throughout the ground floor. The thoughtfully designed interior is perfect for modern living. The spacious lounge offers an inviting atmosphere for relaxation and entertaining, while the sunroom, with its panoramic views, is the ideal spot for nature watching.

THE SUN ROOM



THE KITCHEN



Culinary enthusiasts will adore the brand-new, luxurious, high-end kitchen, which seamlessly blends style and functionality. The ground floor also features a family bathroom complete with a bath suite and shower cubicle, alongside two comfortable bedrooms, one of which includes an en-suite shower room for added convenience.



THE BATHROOM



BEDROOMS 3 & 4



two comfortable bedrooms, one of which includes an en-suite shower room





Upstairs, two additional double bedrooms each feature their own en-suite shower rooms, providing privacy and comfort for family members or guests.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



Externally, Arrochar offers ample driveway parking and a rear garden that captures the spectacular views. The current owners have added a new slatted area for a 16ft x 8ft shed, enhancing the outdoor space. Additionally, the property includes an acre of land accessible via a gate, providing endless opportunities for gardening, recreation, or expansion.

This versatile property is perfect as a family home, a Highland retreat, or an ideal setup for the holiday let/Airbnb market, thanks to its Four-bedroom, Four-bathroom configuration. Discover the charm and beauty of Arrochar, and make this exceptional property your own.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP

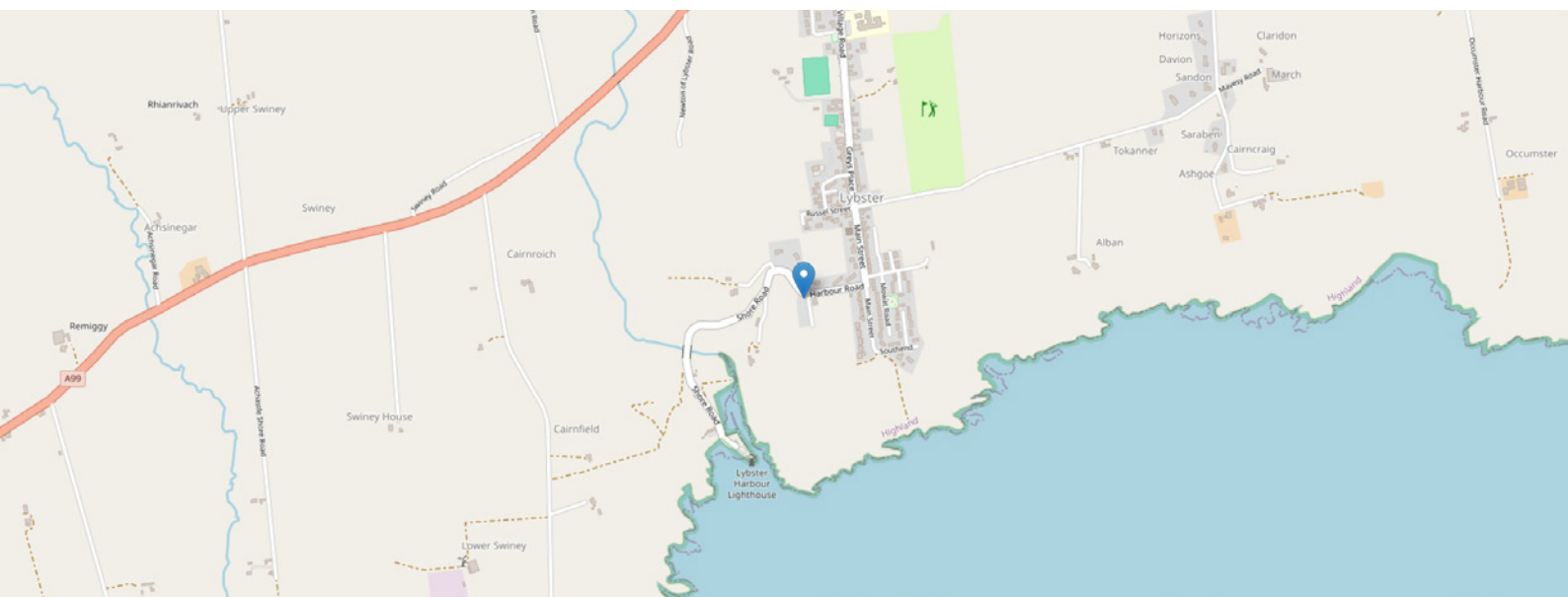


Approximate Dimensions (Taken from the widest point)

Lounge	5.01m (16'5") x 4.30m (14'1")
Sun Room	4.00m (13'1") x 3.60m (11'10")
Kitchen	4.50m (14'9") x 4.30m (14'1")
Bathroom	2.70m (8'10") x 2.10m (6'11")
Bedroom 3	4.30m (14'1") x 3.50m (11'6")
En-suite	1.50m (4'11") x 1.40m (4'7")

Bedroom 4	4.30m (14'1") x 3.50m (11'6")
Bedroom 1	5.00m (16'5") x 2.90m (9'6")
En-suite	2.10m (6'11") x 1.80m (5'11")
Bedroom 2	5.00m (16'5") x 3.40m (11'2")
En-suite	2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m²): 170m²
EPC Rating: C



THE LOCATION

Lybster is a very cosmopolitan environment with a reputation for attracting artists and writers to complement the enlightened Indigenous population. Local services include a Post Office and convenience store as well as a primary school and bowling green. Lybster's nine-hole golf course, at a length of 2002 yards, is reckoned to be one of the shortest (if not the shortest) courses in the country and as such attracts visitors from all over.





The former county town of Wick has a greater range of shops, secondary school education and supermarkets as well as the county hospital. Wick Airport has daily flights to Aberdeen where further domestic and international connections are also available. Inverness, approximately two hours drive away via the A9 trunk road, provides a range of retail parks along with excellent cultural, educational, entertainment and medical facilities.

The Scottish Highlands are a magnet to lovers of the outdoors and the ruggedness of the northwest Highlands, often referred to as the last great wilderness in Europe, boasting some of the most beautiful beaches and mountains in Scotland and is easily accessible.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01463 211 116
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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