




McEwan Fraser Legal
Solicitors & Estate Agents
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NORTHERN WINDS
OCCUMSTER, LYBSTER, CAITHNESS, KW3 6AX

The Location

OCCUMNSTER, LYBSTER, CAITHNESS

Northern Winds lies just off the A99 trunk road two miles from Lybster and approximately 11 miles south of Wick. Lybster Harbour was once the home of one of the largest herring fleets in the world and today it still plays host to commercial fishing boats anchored alongside pleasure craft attracted by recent improvements to the harbour. The shoreside facilities include a Heritage Centre with closed-circuit television for bird watching, seasonal coffee shop, washrooms and laundry facilities for visiting boats.

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 & convenience store as well as a primary school and bowling green. Lybster 9-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 and supermarkets as well as the county hospital. Wick Airport has daily flights to Edinburgh and Aberdeen where further domestic and international connections are 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, and boasting some of the most beautiful beaches and mountains in Scotland is easily accessible.



Northern Winds

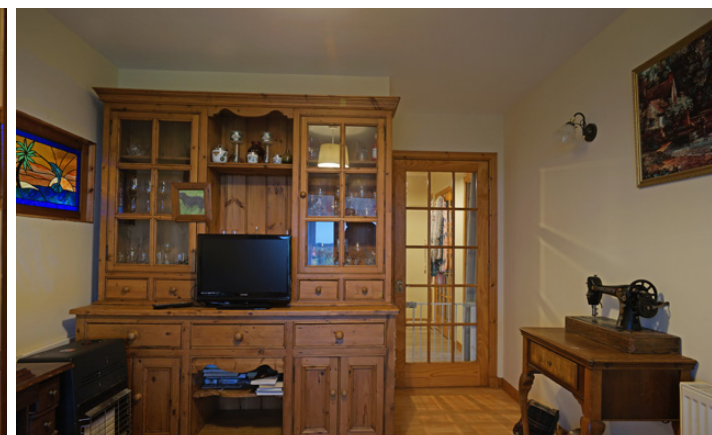
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PART-EXCHANGE AVAILABLE McEwan Fraser Legal are delighted to offer an excellent opportunity to purchase this well-presented four-bedroom detached bungalow with spectacular coastal views out to sea. It is handily placed, with good road access, close to Lybster and within easy reach of Wick.

The property is constructed all on one level with the accommodation consisting of entrance vestibule, spacious lounge with open-fire and picture window to the sea, dining room, large modern conservatory, breakfasting kitchen with LPG range cooker, four bedrooms (master with en-suite shower), utility room and family bathroom with separate shower cabinet.

The substantial area of garden ground is laid to a mix of lawn, raised beds & fruit trees. A large area of tarred driveway provides parking for a number of vehicles and leads to the integral garage/workshop. A greenhouse, kennel and hen house are also included in the sale.

A substantial amount of additional land adjacent to the house may be available by separate negotiation. This lovely property is a warm and welcoming family home with holiday letting potential.





Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate dimensions are taken from the widest point)

Kitchen	5.28m (17'4") x 3.31m (10'10")
Sitting Room	5.22m (17'2") x 4.00m (13'1")
Sitting Room 2	3.26m (10'8") x 2.95m (9'8")
Conservatory	4.33m (14'2") x 4.00m (13'1")
Bedroom 1	3.61m (11'10") x 3.08m (10'1")
En-suite	2.28m (7'6") x 0.97m (3'2")
Bedroom 2	3.30m (10'10") x 3.08m (10'1")
Bedroom 3	2.94m (9'8") x 2.90m (9'6")
Bedroom 4	2.94m (9'8") x 1.92m (6'3")
Utility	1.57m (5'2") x 1.48m (4'10")
Bathroom	2.94m (9'8") x 1.92m (6'4")
WC	1.48m (4'10") x 1.47m (4'10")

Gross internal floor area (m²): 142m² | EPC Rating: D

Extras (Included in the sale): LPG range cooker, hen house and greenhouse.

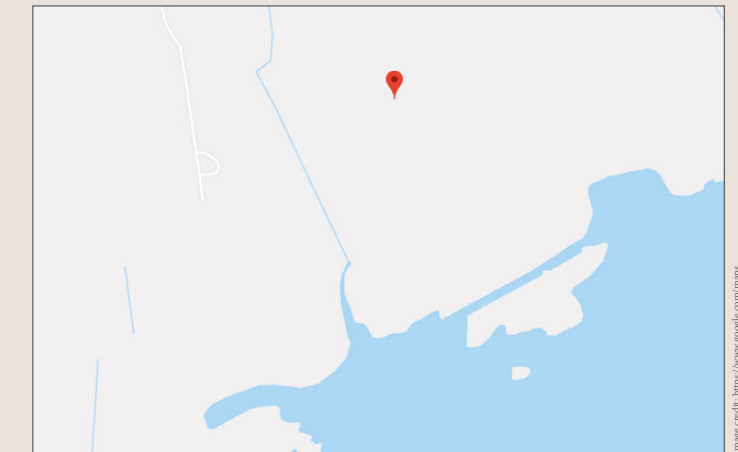


Image credit: <https://www.google.com/maps>



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Part
Exchange
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