



**McEwan Fraser Legal**

Solicitors & Estate Agents

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The Lookout

CANISBAY, WICK, HIGHLANDS, KW1 4YB



THE LOCATION

CANISBAY

The Lookout is near Canisbay, less than four miles from John o' Groats and just over eighteen miles from Wick. The area has one of the longest stretches of low-lying rock coast on the northern shores of Caithness, its been know for people to even see Minke Whales off this coastal area.

The areas main features are a small harbour and the pier used as the mainland terminal for Pentland Ferries for the short sea sailing to Orkney and also for local working boats. This coast is also famed amongst surfers worldwide with The O'Neill Classic attracting the best international surfers to the area in recent years.

The quiet roads and by-ways with single track roads hark back to a much slower pace of life in many rural areas. This peaceful part of Scotland has much to offer the naturalist, fisherman and anyone looking for relaxation in unspoilt countryside with a beautiful, rugged coastline and long unspoilt beaches. Nearby, Wick and Thurso both have a variety of shops and supermarkets. Wick Airport has scheduled services to Aberdeen and regular trains services south to Inverness which can also be easily reached by the A9 trunk road.





THE PROPERTY

THE LOOKOUT

Welcome to “The Lookout” nestled in the captivating landscape of Canisbay, KW1 4YB. This remarkable home stands as a testament to Highland beauty, boasting awe-inspiring views and surroundings that will leave you breathless. Situated on a generous 0.71-acre plot of land, this haven offers tranquillity and space. Immerse yourself in luxury as you step into a home thoughtfully upgraded by its current owners. Solid hardwood flooring graces every corner, while super high ceilings and Velux windows invite natural light and open vistas.

Upon arrival, a gated entrance leads you to abundant driveway parking, setting the stage for convenience. Five double bedrooms beckon, including three on the ground floor, one with an en-suite shower room, then upstairs, two additional double bedrooms. A German-fitted open-plan kitchen, installed in November 2022, is adorned with integrated appliances and a central island. The adjacent dining area presents an inviting space. The lounge exudes “wow” with a log burner fireplace, Caithness wood mantelpiece, and cathedral windows framing breathtaking sea views.

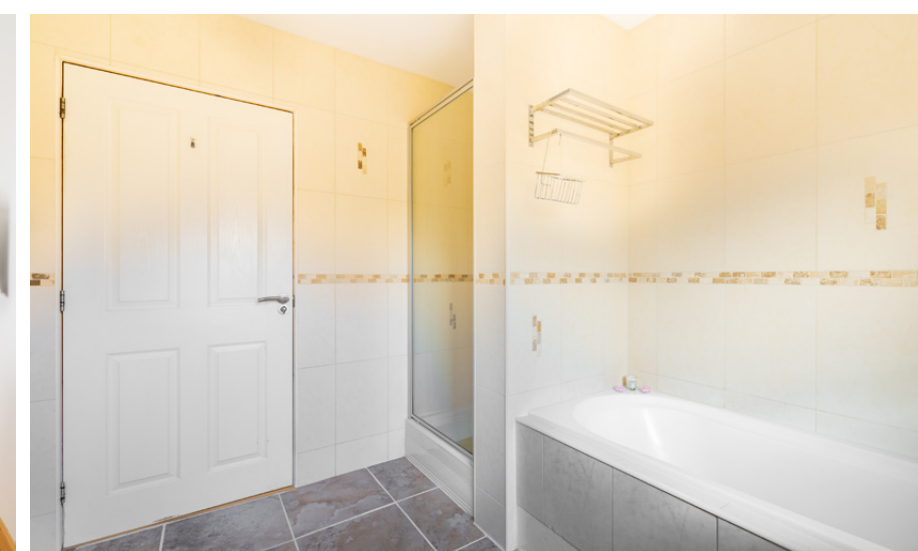




*"...THE LOUNGE
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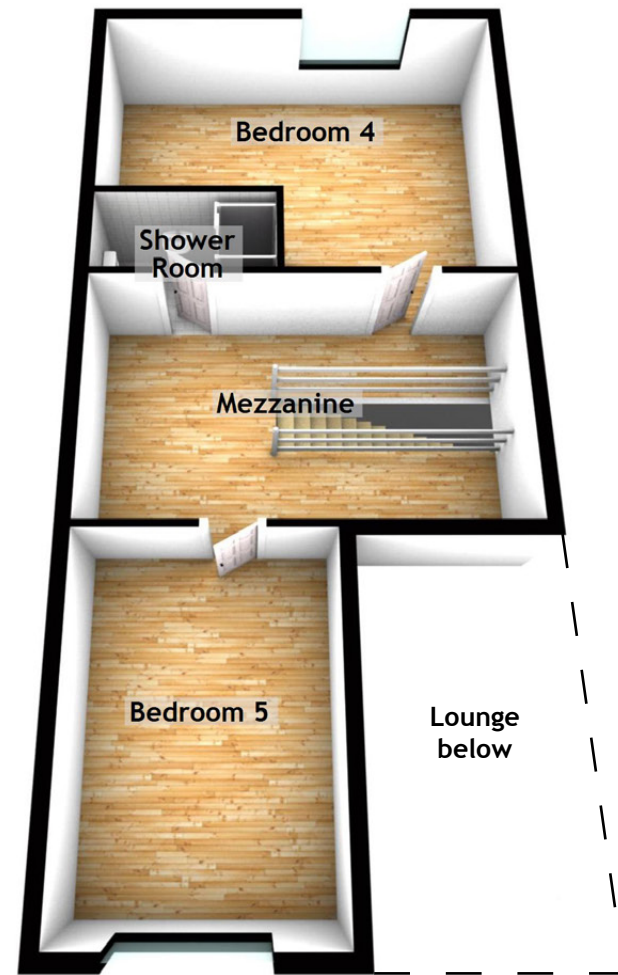
On the landing you will discover a mezzanine floor overlooking the lounge, adding a touch of elegance. The family bathroom on the ground floor features a sleek bath suite and shower, combining form and function, on the 1st floor there is a secondary shower room accommodating both upstairs bedrooms



Ground Floor



First Floor



THE DETAILS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	6.00m (19'8") x 4.50m (14'9")
Kitchen/Diner	6.50m (21'4") x 4.00m (13'1")
Bedroom 1	3.90m (12'10") x 3.30m (10'10")
Bedroom 2	3.30m (10'10") x 3.21m (10'6")
Bedroom 3	3.30m (10'10") x 2.60m (8'6")
Bedroom 4	5.70m (18'8") x 4.30m (14'1")
Bedroom 5	4.50m (14'9") x 3.20m (10'6")
Bathroom	2.70m (8'10") x 2.40m (7'11")
En-suite	3.30m (10'10") x 1.20m (3'11")
Shower Room	2.50m (8'3") x 1.20m (3'11")

Gross internal floor area (m²): TBCm²
EPC Rating: TBC

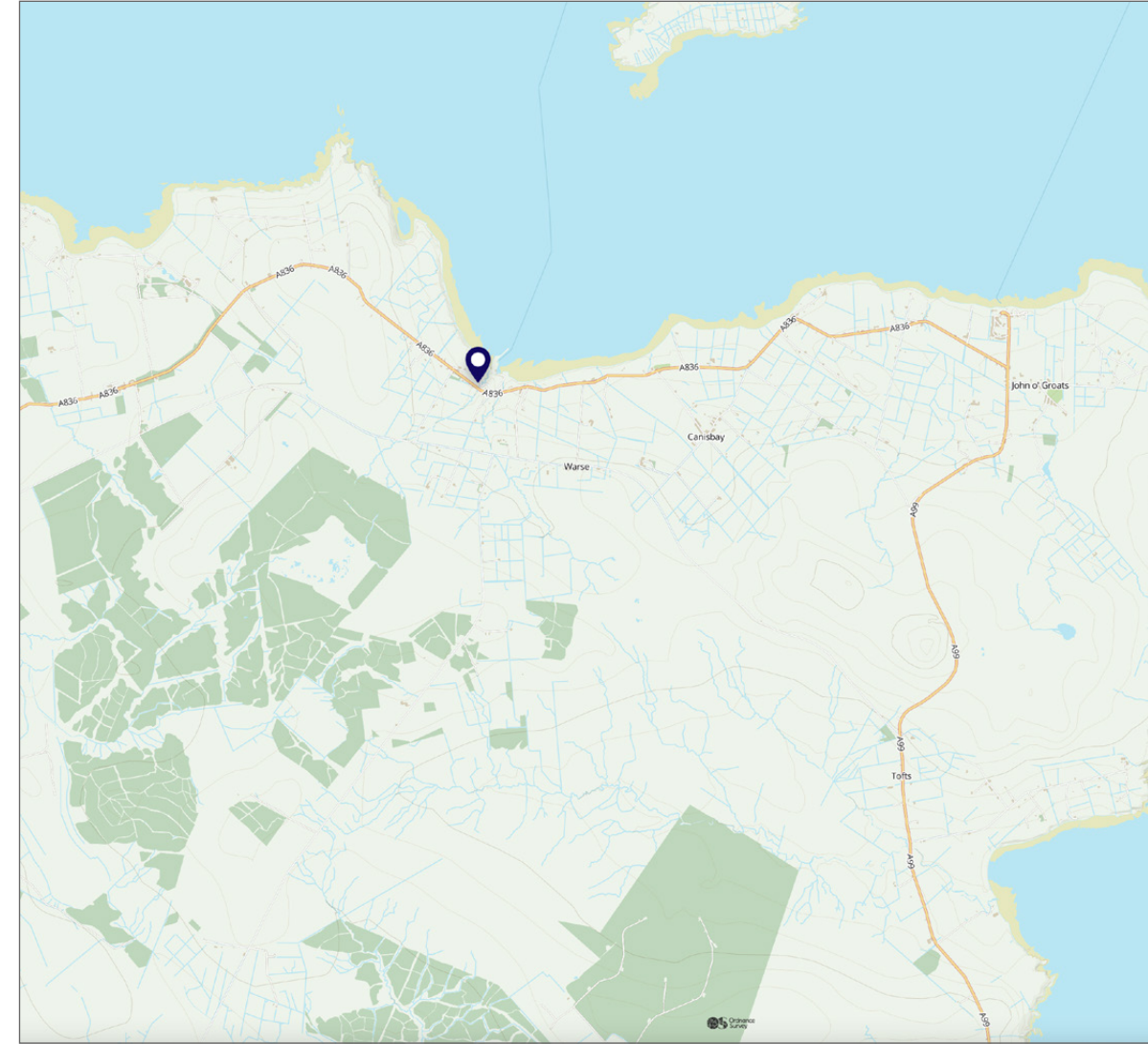


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



Externally, a garage with a new electric door, two outside taps, and a level 0.71-acre garden await your enjoyment. As an added bonus, a 6-berth static caravan is included, perfect for hosting family and friends.

Experience the epitome of Highland living at "The Lookout." This turnkey oasis offers serenity, luxury, and a connection to the captivating natural landscape.






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**Part
 Exchange
 Available**

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