

Burrigill

FORSE, LYBSTER, CAITHNESS, HIGHLAND, KW3 6BX



*A BRILLIANT OPPORTUNITY
TO CREATE A HIGHLAND RETREAT*



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Introducing Lumb, Burrigill Forse, a captivating semi-detached cottage located in the picturesque Lybster, KW3 6BX. This property, while currently in need of total refurbishment and upgrading, presents an exciting opportunity for those with a vision to transform it into a charming haven.

Nestled in a stunning location, Burrigill Forse offers a fantastic blank canvas, allowing you to unlock its full potential and create the home of your dreams. The package includes not only the cottage and its garden area but also two additional plots of croft land, providing a rare opportunity to expand and customize your surroundings.





The internal layout of the cottage features:

- Kitchen
- Family bathroom
- Two reception rooms
- Flexibility for one to be utilized as a second bedroom with a slight reconfiguration
- One double bedroom

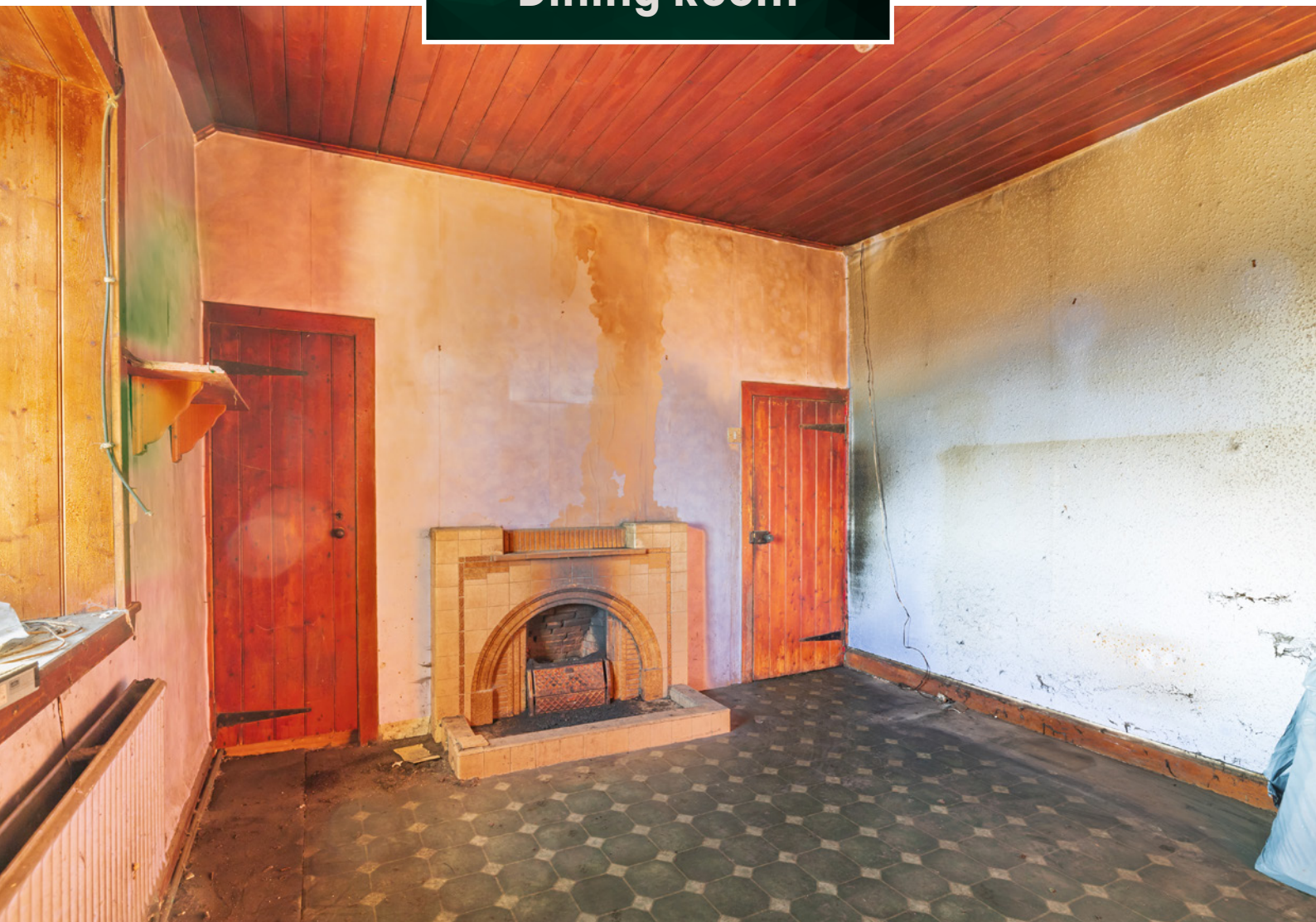
While each room requires significant and major work, the property boasts immense potential, making it an ideal project for those seeking to invest in a scenic and tranquil location. Embrace the opportunity to enhance and personalise this unique dwelling, turning Lumb, Burrigill Forse into a spectacular retreat that reflects your style and preferences.

Don't miss the chance to own a piece of Lybster with huge possibilities.





Dining Room





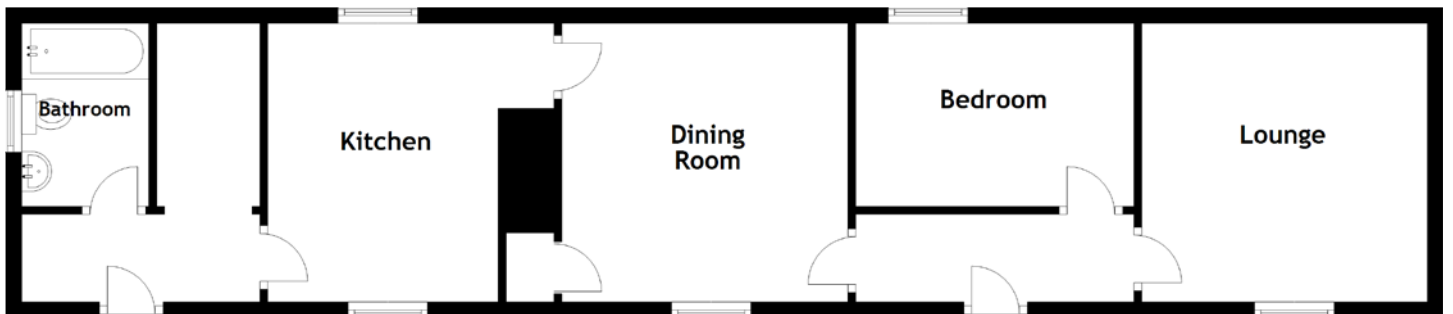
The Kitchen





The Bedroom





Approximate Dimensions

(Taken from the widest point)

Lounge	3.60m (11'10") x 3.50m (11'6")	Bathroom	2.30m (7'7") x 1.60m (5'3")
Dining Room	3.60m (11'10") x 3.50m (11'6")		
Kitchen	3.50m (11'6") x 2.90m (9'6")	Gross internal floor area (m ²): 62m ²	
Bedroom	3.50m (11'6") x 2.30m (7'7")	EPC Rating: G	



Lybster is a very cosmopolitan environment with a reputation for attracting artists and writers to compliment 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 and supermarkets as well as the county hospital. Wick Airport has daily flights to Edinburgh and 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.



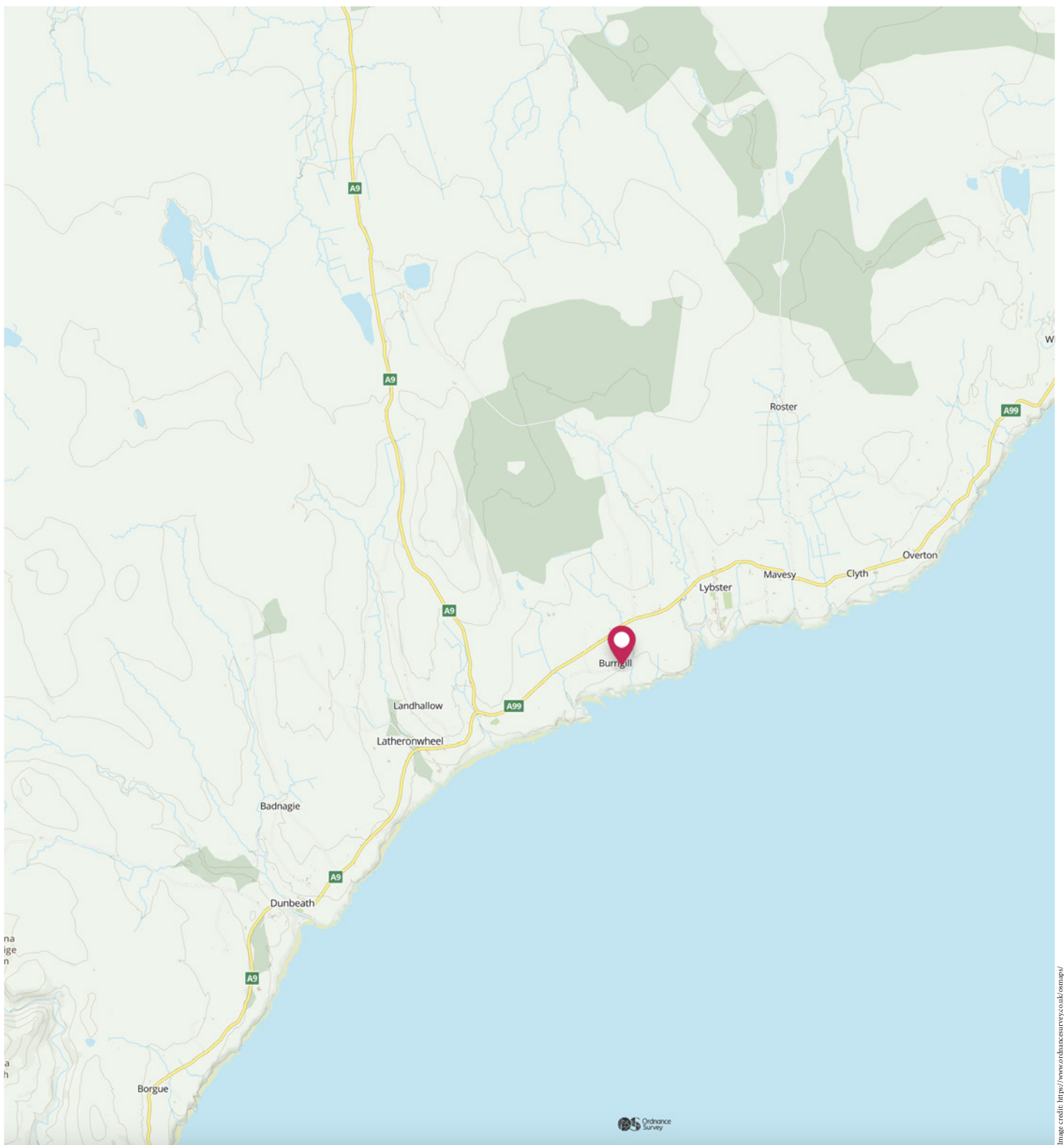


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