





McEwan Fraser Legal

Solicitors & Estate Agents

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Acarsaid

LYBSTER MAINS, LYBSTER, CAITHNESS, KW3 6AS



Latheron Wheel - Lybster Fishing Catch - Crey Cairns of Camster







LYBSTER

Acarsaid is ideally located on the A9 on the outskirts of Lybster, an attractive coastal village situated approximately thirteen 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 and leisure craft anchored there. The shore side facilities include a Heritage Centre with closed circuit television for bird watching, seasonal coffee shop, wash rooms and laundry facilities for visiting boats.

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







Kitchen

Gallery/Fitness/Cinema Area







Sun Room





Family Dining

Guest Lounge









Guest Dining

ACARSAID, LYBSTER MAINS

McEwan Fraser Legal are delighted to offer a fabulous lifestyle opportunity to purchase this attractive and well established seven-bedroom Bed and Breakfast establishment, constructed in 2008 and located on an elevated site, the property enjoys fantastic views across the North Sea. It has been a stopping off point for the Italian Ferrari Owners' Club for the past three years and has repeat business from participants of the Land's End to John o'Groats (LEJOG) route.

This spacious and purpose built property is built on two levels with the four letting rooms (three en-suite), guest lounge and guest dining room along with a guest bathroom on the lower floor. The kitchen/owner diner, sunroom and utility room is also on the lower floor. A number of open-air balcony seating areas naturally flow out from the house.

The upper accommodation consists of three owner bedrooms, owner bathroom, large hall/sitting area, impressive gallery/cinema/fitness studio and a terrific upstairs lounge with amazing views out to sea.

The property is set in a large garden area of mixed woodland, lawn and the sale also includes a large polytunnel. There is sufficient space to construct another dwelling on the grounds (subject to all necessary planning permissions) without impacting on the amenity of the existing property. A cavernous double garage and workshop provides covered parking at the property and would also be suitable for serious hobby-making or a small business.

This substantial property would also make a great family home.

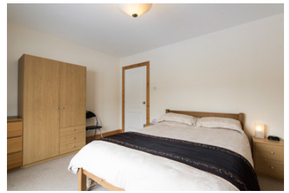
The property also benefits from oil-fired central heating, double-glazing throughout and is very energy efficient.

Guest Bedroom One



Guest Bedroom Three





Bedroom/Lounge





Bathroom One









Clockwise - Guest Bedroom Two, Owner Bedroom One, Guest Bedroom En-Suite, Utility Room



Guest Bedroom En-Suite Three

PROPERTY SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

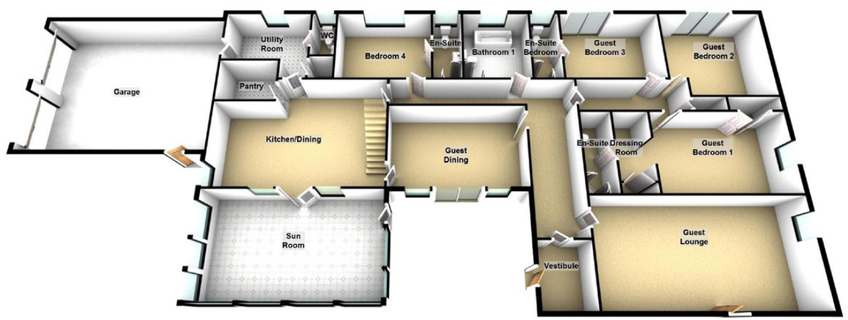
Vestibule	2.50m (8'2") x 2.00m (6'7")
Lounge	4.00m (13'1") x 4.00m (13'1")
Guest Lounge	8.20m (26'11") x 4.20m (13'9")
Guest Dining	5.60m (18'4") x 3.40m (11'2")
Kitchen/Dining	7.00m (23') x 4.70m (15'5")
Guest Bedroom 1	5.40m (17'9") x 3.40m (11'2")
Dressing Room	3.40m (11'2") x 1.40m (4'7")
En-Suite	3.40m (11'2") x 1.20m (3'11")
Guest Bedroom 2	4.70m (15'5") x 3.90m (12'10")
Guest Bedroom 3	4.20m (13'9") x 3.40m (11'2")
En-Suite	3.40m (11'2") x 1.20m (3'11")
Bedroom 4	4.00m (13'1") x 3.40m (11'2")
En-Suite	3.10m (10'2") x 1.20m (3'11")
Sun Room	7.00m (23') x 4.10m (13'4")
Owner Bedroom 1	4.90m (16'1") x 4.20m (13'9")
Owner Bedroom 2	5.20m (17'1") x 4.60m (15'1")
Owner Bedroom3/Study	3.20m (10'6") x 2.00m (6'7")
Pantry	2.40m (7'10") x 1.80m (5'11")
Utility Room	3.60m (11'10") x 3.10m (10'2")
WC	2.00m (6'7") x 1.00m (3'3")
Bathroom 1	3.40m (11'2") x 2.80m (9'2")
Bathroom 2	4.10m (13'5") x 2.20m (7'2")
Walk in Cupboard	3.20m (10'6") x 1.50m (4'11")
Garage	7.50m (24'7") x 6.20m (20'4")

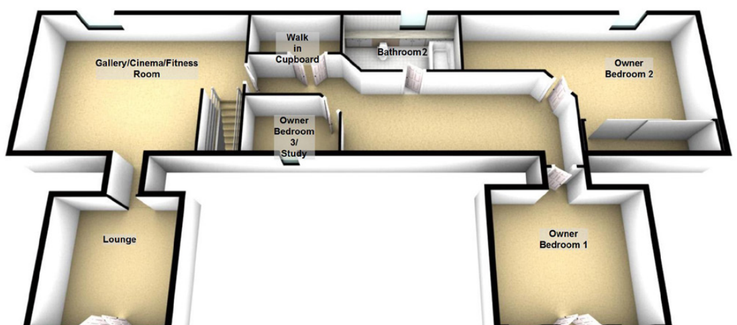
Gross internal floor area (m²) - 446m²

EPC Rating - C

Extras - (Included in the sale)

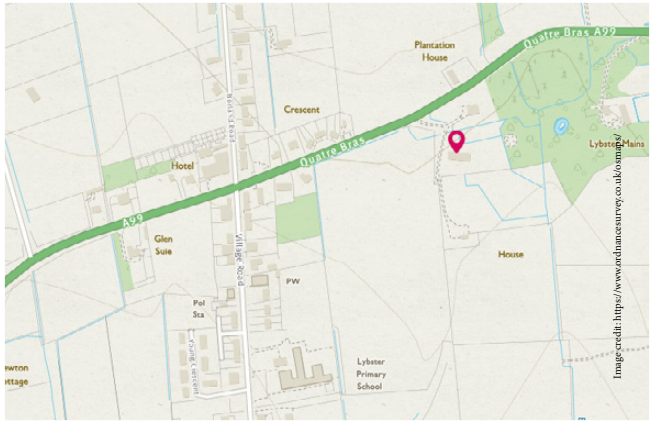
The property could be sold as a going concern with some of the contents included, subject to negotiation.















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Part Exchange Available

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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES
THE TIMES



Text and description
THOMAS KISSOCK
Surveyor



Professional photography
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Photographer



Layout graphics and design
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Designer