




McEwan Fraser Legal
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The Old Barn
BURRIGLE, FORSE, LYBSTER, KW3 6BX

BURRIGLE

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The Old Barn lies just off the A99 trunk road two miles from Lybster and approximately 15 miles south of Wick. Lybster Harbour was once one 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 harbor. 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 and 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 large 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, less than a two-hour drive away, 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.



View from the property



THE OLD BARN

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McEwan Fraser Legal is delighted to offer an excellent opportunity to purchase this beautifully-presented four-bedroom detached house with 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 two levels with the lower accommodation consisting of entrance vestibule, double-aspect lounge with inset log burner, dining room, open-plan kitchen/family room with LPG Rangemaster cooker, shower room, study/bedroom and utility room with access to an integral garage. The upper floor consists of three additional bedrooms (including master with en-suite ashower and extensive wardrobe storage) and family bathroom with separate shower cabinet.

In addition, a self-contained one-

bedroom annexe has recently been completed to a high standard. The property benefits from LPG central heating and double-glazing.

The integral garage has been complemented by another substantial timber garage/workshop which would be suitable for a small business or large hobby. A greenhouse, potting shed and two timber henhouses are included in the sale.

The generous garden grounds and adjacent paddock amount to approximately 4.5 acres and is laid mainly to lawn and grass. A large driveway provides parking for a number of vehicles.

This lovely property is in walk-in condition and would make a warm and welcoming family home.





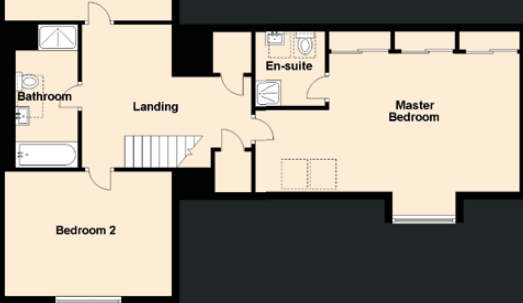






SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

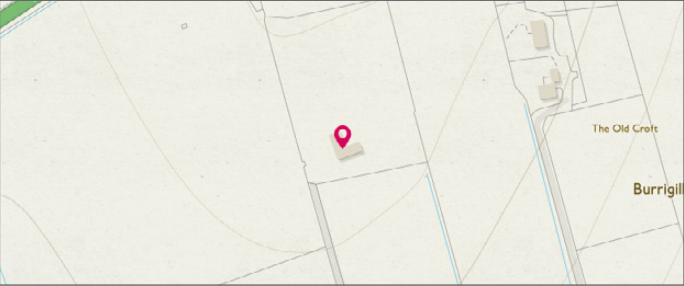


Approximate Dimensions (Taken from the widest point)

Ground Floor	
Vestibule	1.92m (6'3") x 1.80m (5'11")
Lounge	5.59m (18'4") x 4.36m (14'4")
Dining Room	4.36m (14'4") x 3.20m (10'6")
Kitchen	5.12m (16'10") x 2.70m (8'10")
Family Room	4.48m (14'8") x 3.00m (9'10")
Utility	3.50m (11'6") x 1.80m (5'11")
Study	3.40m (11'2") x 2.70m (8'10")
Shower Room	4.38m (14'5") x 1.58m (5'2")
Garage	7.18m (23'7") x 4.62m (15'2")
First Floor	
Master Bedroom	7.16m (23'6") x 4.34m (14'3")
En-suite	2.02m (6'8") x 1.90m (6'3")
Bedroom 2	4.54m (14'11") x 3.40m (11'2")
Bedroom 3	4.54m (14'11") x 4.52m (14'10")
Bathroom	3.87m (12'8") x 1.70m (5'7")

Gross internal floor area (m²): 210m² | EPC Rating: D

Extras (Included in the sale): LPG Rangemaster cooker, carpets, blinds. Timber shed, hen houses (two), garage/workshop.



The Old Barn
Burrigle

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