




McEwan Fraser Legal

Solicitors & Estate Agents

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Bruan View

MANSE ROAD, MID CLYTH, CAITHNESS, HIGHLAND, KW3 6BA

The Location



LOCATION IMAGES: WICK, LATHERONWHEEL HARBOUR & LYBSTER HARBOUR.



Bruan View close to the A9, four miles from Lybster and nine miles from Wick. Lybster is an attractive coastal village with the village harbour once the home of one of the largest herring fleets in the world. Today it still plays host to commercial fishing boats anchored alongside pleasure craft attracted by recent harbour improvements. The shore-side 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 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-hour 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 for 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 and the North Coast 500 route is on the doorstep.

Bruan View

McEwan Fraser Legal are delighted to offer an excellent opportunity to purchase this modern three-bedroom bungalow set in a ruggedly beautiful coastal location with panoramic sea views over The Outer Moray Firth and the North Coast 500 route is on the doorstep.

The property is constructed all on one level and consists of lounge with multi-fuel stove and dual aspect windows providing wonderful sea views, dining kitchen, family bathroom and three bedrooms, two of which are doubles and all have fitted wardrobes. There are also a storage cupboard and an airing cupboard which are located in the hall. The property would benefit from some upgrading to meet current lifestyle aspirations.

The property is floored throughout with laminate flooring and tiled in the bathroom.

There is a large area of garden ground which is fully enclosed.

This property would make a delightful family or holiday home with the opportunity for different business opportunities.



Bedrooms & Bathroom



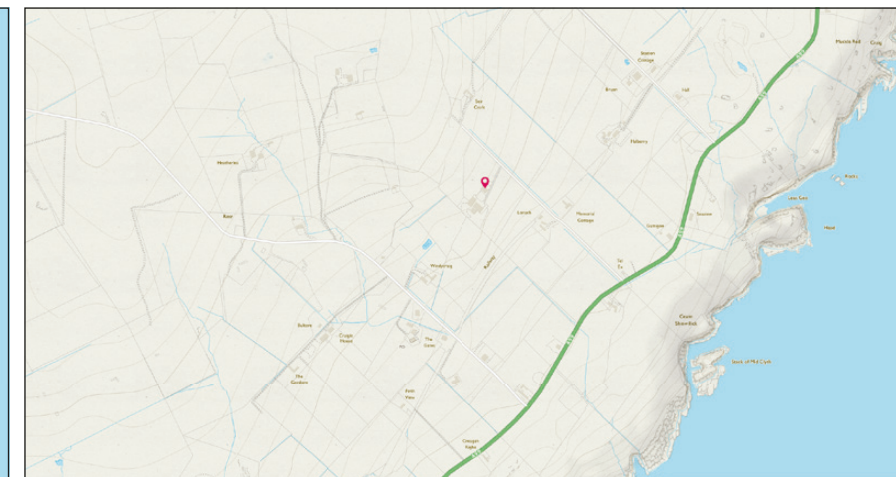
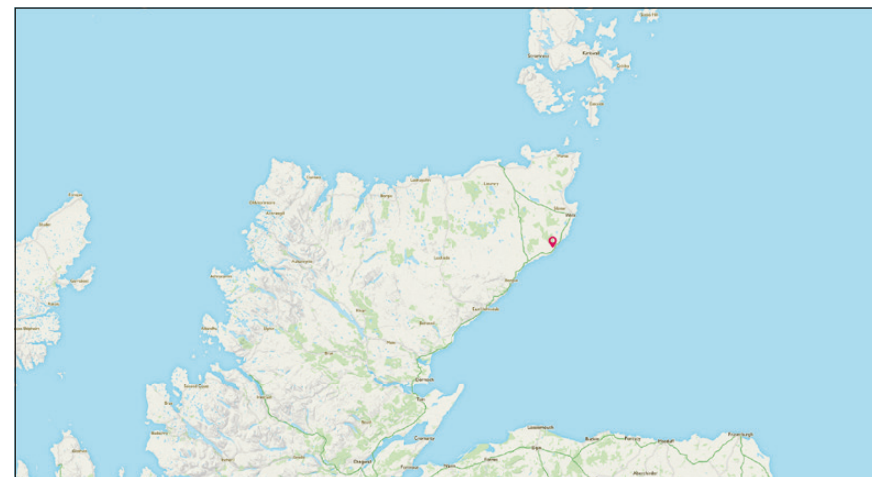
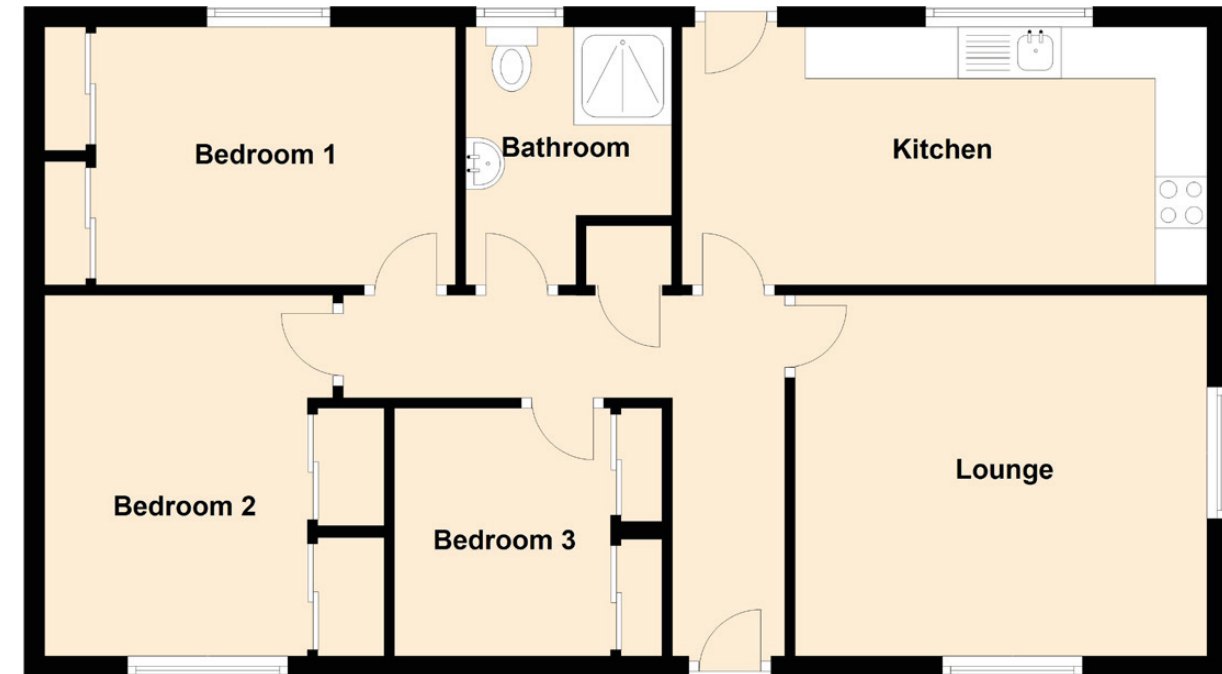
The Details

Approximate Dimensions
(Taken from the widest point)

Kitchen	5.10m (16'9") x 2.50m (8'2")
Lounge	4.00m (13'1") x 3.50m (11'6")
Bedroom 1	3.40m (11'2") x 2.50m (8'2")
Bedroom 2	3.50m (11'6") x 2.80m (9'2")
Bedroom 3	2.40m (7'10") x 2.20m (7'3")
Bathroom	2.40m (7'10") x 2.00m (6'7")

Gross internal floor area (m²): 71m²

EPC Rating: D





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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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