



solicitors • estate agents

# Young Robertson & Co.



## **BULLAVROCHAN, ACHAVANICH ROAD, LYBSTER**

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This attractive two-bedroom detached bungalow, with integral garage, boasts expansive countryside views stretching out to the sea beyond. Nestled within a generous 1.12 acre plot (approx), which includes a detached stone-built byre—offering excellent potential for development, subject to necessary planning consents. The home features generously proportioned rooms and excellent storage throughout. It benefits from uPVC double-glazed windows (still under guarantee) and oil-fired central heating. Both the vestibule and hall offer built-in storage, while the bright and spacious living room is flooded with natural light through triple-aspect windows. The well-equipped kitchen diner is bright and airy and enjoys double-aspect views, with direct access to a practical and well-appointed utility room. Both bedrooms include built-in wardrobes, and there is a modern fitted shower room. The large garden includes a timber store, raised flower/vegetable plots, pond and feature seating area while the gated driveway offers generous off-road parking for multiple vehicles. With no onward chain and located just a short distance from Lybster village, this property must be viewed to fully appreciate all it has to offer.

[caithnessproperty.co.uk](http://caithnessproperty.co.uk) 

## **OFFERS OVER £205,000**

### **Vestibule: 1.56m x 1.50m 5'1" x 4'11"**

Partially glazed timber front door. Carpet. Sliding mirrored door to cloak cupboard with hanging rail and shelf. 15 panel glazed door to hall.

### **Hall: 25.16m x 2.03m 7'1" x 6'8"**

Door to storage cupboard with hanging rail and shelf, also housing the electrics and a radiator. Hatch access with fitted stairs to the loft which is partially floored offering excellent storage. Carpet. Radiator.

### **Living Room: 5.99m x 3.80m 19'8" x 12'5"**

15 panel glazed door from hallway. Fireplace (currently not in use) with wooden mantel, Caithness stone hearth and surround. Three windows. Carpet. TV and telephone point. Two radiators.

### **Kitchen/Diner: 5.99m x 4.49m 19'8" x 14'9"**

15 panel glazed door, into spacious kitchen with various fitted eye and base level units with work top space and splash back tiling. Fitted whirlpool single oven with 4 ring hob and extractor above. 1 ½ bowl stainless steel sink with mixer tap and drainer. TV and telephone point. Two radiators. Extractor. Spotlights. Double aspect windows. Vinyl flooring. Radiator. Ample space for table and chairs.

### **Utility Room: 2.99m x 1.80m 9'10" x 5'10"**

Fitted work top space with double unit below, splash back tiling and stainless-steel sink with drainer. Services for washing machine. Boiler. Space for fridge freezer. Vinyl flooring. Window. Coat hooks to wall. Radiator. Clothes pulley to ceiling.

### **Shower Room: 2.26m x 2.17m 7'5" x 7'1"**

Wash hand basin with splash back tiling, mirror and shaver point light above. Bidet. WC. Fully tiled shower enclosure with thermostatic shower. Window. Vinyl flooring. Radiator.

### **Bedroom 1: 4.22m x 3.29m 13'10" x 10'9"**

Two fitted double wardrobes with mirrored doors, hanging rails and shelving. Window to rear. Carpet. Radiator.

### **Bedroom 2: 4.22m x 2.60m 13'10" x 8'6"**

Sliding mirrored door to fitted wardrobe with hanging rail and shelf. Carpet. Radiator. Window to front.

### **Garage: 6.10m x 2.86m 20' x 9'4"**

Up and over door. Partially glazed timber door. Window. Power.

### **Byre: 17.78m x 3.90m 58'4" x 12'9"**

Stone built barn which would be ideal for conversion/development subject to suitable planning consent.

### **Garden:**

The property occupies a generous plot of approximately 1.12 acres, fully enclosed by fencing and accessed via a gated entrance. The grounds are predominantly laid to lawn and feature a sweeping driveway that provides ample parking for multiple vehicles. A paved pathway encircles the home, and there are also sections of ranch-style fencing and a designated drying area. Additional

highlights include a timber log store, a pond, and a charming feature seating area—all contributing to the property's overall appeal.

### **General Information:**

The floor coverings and curtains as fitted are included in the sale. Home Report available from [property@youngrob.co.uk](mailto:property@youngrob.co.uk).

### **Council Tax:**

The subjects are in band C.

The Council Tax Band may be re-assessed by the Highland Council when the property is sold. This may result in the Band being altered.

### **EPC: Band E**

### **Postcode: KW14 6DA**

### **Entry: By arrangement:**

### **Viewing:**

By arrangement with our Thurso Office.

### **Price:**

Offers over £205,000 should be submitted to our Thurso Office.

Office Hours: 9.15 am – 1pm, 2pm- 5pm Monday to Friday.

What3words: ///smarting.supplied.bikers

### **Location:**

In a rural location approximately 0.5 miles from the village of Lybster. Lybster is a pleasant, quiet community set on the East Coast amidst open farmland and with a picturesque harbour and a nine-hole golf course. There are local shopping, Post Office, hotel, Primary School and a doctor's surgery. Wick, approximately 25 minutes' drive to the north provides full shopping, professional and medical facilities. From Wick there are regular connecting bus, train and air services and Inverness is within under two hours' drive.

*Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.*

*The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers should verify the particulars on their visit to the property and note that the information given does not obviate the need for a full survey and all appropriate enquiries.*

