

# Plot of Land

OFF WATENEN ROAD, ULBSTER, LYBSTER, KW2 6AA



*Craft your dream Highland haven on a 3-acre plot near tranquil Watenen Road. Embrace panoramic water views, convenient travel, and historic wonders*



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Welcome to a truly extraordinary opportunity, a spectacular 3-acre plot nestled just off the serene Watenen Road in Ulbster. This coveted land, graced with previous planning for a stunning 3/4 bedroom detached house, awaits your imagination and creativity to craft the home you've always envisioned.

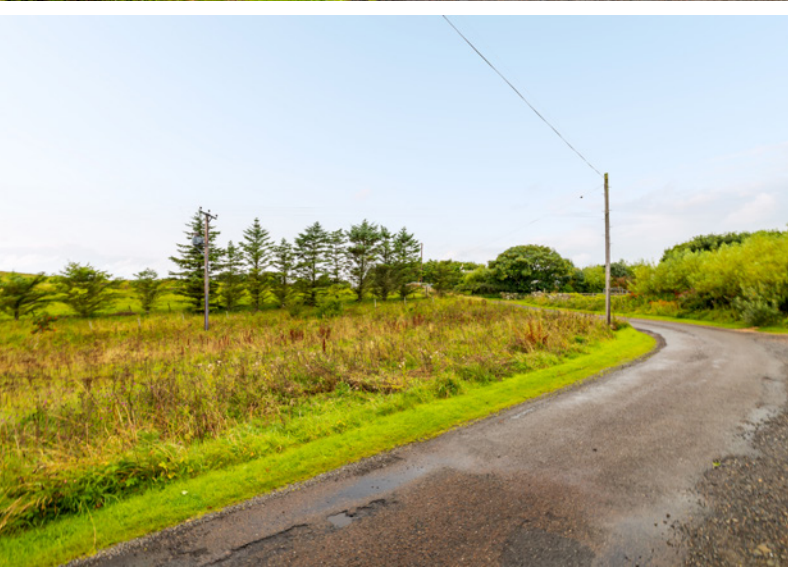
Imagine waking up to breathtaking vistas from an elevated position that captures panoramic views, including the tranquil waters that stretch beyond the horizon. The Highland charm envelopes you as you design and construct a dwelling perfectly suited to your lifestyle. With ample space to explore, you can create your personal haven while retaining the allure of the Highland landscape.

# THE PLOT



Situated just off the main A9 & A99 routes, this plot ensures convenient access both North to Wick and South to Inverness, the bustling capital of the Highlands. The location effortlessly combines the tranquillity of rural living with the convenience of easy travel, making it an ideal retreat for those who appreciate the best of both worlds.







The plot's proximity to the renowned Whaligoe Steps adds a touch of wonder to its allure. A mere stone's throw away from this iconic site, you'll have the privilege to explore the historic steps that lead you to a picturesque harbour carved into the cliffs. Nature enthusiasts, history buffs, and those seeking inspiration will find solace in this extraordinary location.

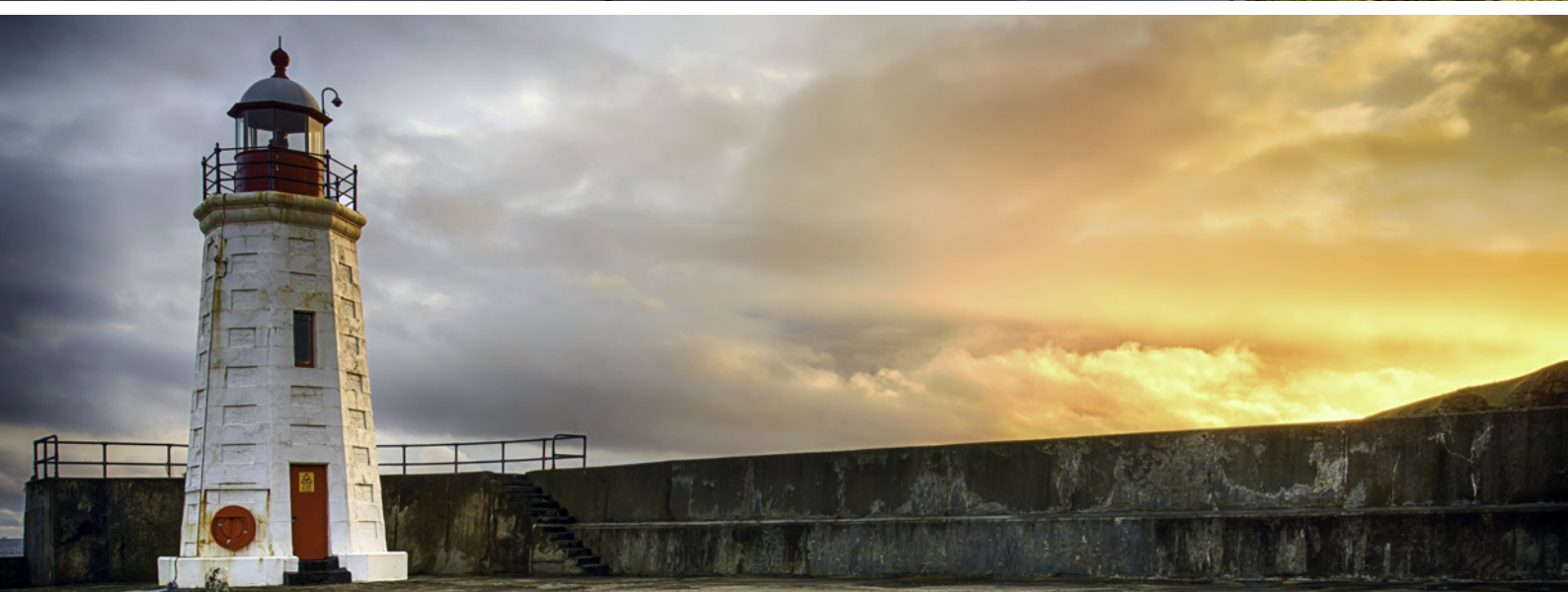
# WHALIGOE STEPS





# THE LOCATION

This plot of land just off Watnen Road, Ulbster is around 5 miles away from Lybster and the picturesque Lybster Harbour is just over 6 miles away. This was once 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 harbour. 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 itself 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's 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 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 90 miles 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, and boasting some of the most beautiful beaches and mountains in Scotland is easily accessible.



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