



Residential Property

3 South Head View, Lybster

Georgesons
Estate Agents



The Property

This three bedroom semi-detached bungalow is set in a secluded, idyllic position with spectacular sea views over Lybster Harbour and further out to sea. Sea and wetland birds are often seen with the occasional dolphins, porpoise and orca sighted off the rocks. Situated on the edge of the tranquil village of Lybster this property also enjoys unspoilt open countryside views looking over towards Ben Morven, and Scaraben hills. In excellent decorative order, the accommodation comprises lounge, kitchen / diner, bathroom and three bedrooms and also benefits from oil central heating and double glazing throughout. Well maintained gardens to the front, rear and side, with a driveway suitable for several vehicles, which leads to a wooden storage shed.

The Area

Lybster is an unspoilt village which has all the amenities required for every day living. This attractive coastal village is situated approximately 15 miles south of Wick along the main trunk road. Lybster harbour was once a booming sea port and today it still plays host to a small fleet of small fishing boats, making it one of the most pleasant harbours of its kind. Recent improvements to the harbour include a Heritage Centre with closed circuit television for bird watching, seasonal opening of cafeteria, wash rooms and laundry facilities for visiting yachts etc. The usual village shops and services are available, as well as a primary school, 9 hole golf course and a bowling green.



Half glazed UPVC exterior door to –

Vestibule – 1.45m x 1.89m. One double power point. Storage cupboard. Tiled flooring. Fully glazed wooden door to –

Hall – Accessing all rooms. Two double power point. Telephone point. Radiator. Loft access by hatch. Storage cupboard with shelf. Storage cupboard with radiator and slatted shelves.

Lounge – 3.54m x 5.29m. Six double power points. Television aerial point. Two radiators. Multi fuel stove set on Caithness Stone hearth and surround.

Kitchen/Diner – 3.01m x 3.54m. Four double power points. Two single power points. Radiator. Wall and base units with composite bowl and half sink and drainer. Integral ceramic hob, double electric oven, cooker hood, dishwasher, washing machine. Breakfast bar. Fully glazed door to decked area.

Bathroom – 2.02m x 2.87m. Suite comprises WC, pedestal wash hand basin, double shower enclosure with thermostatic shower and bath. Mirrored wall cabinet. Radiator. Extractor fan. Walls fully tiled. Tiled flooring.



Bedroom 1 – 3.20m x 3.28m at widest point. Three double power points. Radiator. Storage cupboard with shelves and hanging space.

Bedroom 2 – 3.28m x 2.49m at widest. Three double power points. Radiator.

Bedroom 3 – 4.24m x 2.53m. Three double power points. Radiator. Storage cupboard with shelves and hanging space.

Front Garden – Lawn area with flower border. Surrounding dry stone wall and wooden gates across drive. Off road parking for several vehicles.

Back Garden – Mainly laid to grass with patio decking. Gravel area with green house, wooden storage shed. Oil storage tank and boiler. Outdoor tap.



Video – A video of this property can be viewed on our website.

Postcode – KW3 6BD

Council Tax – Band C **EPC** – C75

Price – Offers in the region of £110,000 to be lodged with the selling agents, Georgesons.

Viewing – By appointment via Georgesons

Prospective purchasers should note:

- 1 These particulars are subjective for descriptive purposes only and are not an offer to sell, representation or warranty. Potential purchasers must satisfy themselves by their own enquiries:
 - (a) that any measurements given are accurate;
 - (b) that any use envisaged has all necessary permissions;
- 2 These particulars do not form any part of a contract of sale unless incorporated within a self proving signed document under the Requirements of Writing (Scotland) Act 1985.
- 3 The owners reserve the right not to sell or to sell to anyone at any price without giving warning to other interested parties.

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