



## Residential Property

Georgesons  
Estate Agents

# 6 The Crescent, Lybster



### **The Property**

This two bedroom end terraced property is ideally situated within a quiet rural village close to all local amenities. The accommodation comprises of, lounge, kitchen/diner, sun room, WC/Utility room, two bedrooms and family bathroom. The property benefits from oil central heating and double glazing throughout. The front and rear gardens are mainly laid to grass with storage shed and clothes drying facilities. This property would be ideal for the first time buyer.

### **The Area**

Lybster is an unspoilt village which has all the amenities required for everyday 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



**Six pane wooden door to –**

**Porch** – 3.10m x 1.40m. Double aspect. Two double power points. Wall and base units. Laminate flooring. Door to sun room and hall.

**Sun Room** – 3.13m x 3.11m. Double aspect. Six double power points. Telephone connection point. Two radiators. Laminate flooring.

**Hall** – Accessing WC/utility room, lounge, stairs to first floor landing. One single power point. Radiator. Under stairs storage cupboard. Laminate flooring.

**WC/Utility Room** – 2.06m x 1.82m. WC. Wash hand basin. Heated towel rail. One double power point. Vented for tumble dryer. Clothes drying pulley.

**Lounge** – 4.26m x 3.94m. Four double power points. One single power point. Telephone connection point. Television aerial outlet. Two radiators. Electric coal effect fireplace with wooden surround. Alcove with display shelf and storage cupboard below. Laminate flooring.

**Kitchen** – 3.85m x 2.39m. Five double power



points. Telephone connection point. Wall and base units with composite bowl and half sink and drainer. Integral gas hob, electric oven, cooker hood. Radiator. Walls partially tiled. Tiled flooring.

**Stairs to first floor landing** – Accessing bathroom, bedrooms. One single power point. Loft access by hatch. Laminate flooring.

**Bathroom** – 2.88m x 2.64m. Suite consisting WC, wash hand basin storage unit, built in bath with over bath electric shower. Radiator. Walls partially tiled.

**Bedroom 1** – 2.97m x 4.19m. Four double power points. One single power point. Radiator. Storage cupboard with shelves. Built in wardrobe and drawers unit. Laminate flooring.

**Bedroom 2** – 2.91m x 3.66m at widest. Three double power points. Radiator. Cylinder cupboard with slatted shelves.

**Front Garden** – Fully enclosed grass area with shrubs.



**Rear Garden** – Fully enclosed grass area with some trees and shrubs. Oil central heating storage tank and boiler. Two wooden storage sheds. Outdoor tap.

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**Postcode** –

**Council Tax** – Band A **EPC** – D57

**Price** – Offers in the region of £60,000 to be lodged with the selling agents, Georgesons.

**Viewing** – By appointment via Georgesons

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**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.

**Georgesons Estate Agency Ltd**

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