



Georgesons  
Estate Agents

## Residential Property

# Apartment 3, Old Free Church, Lybster



### The Property

Converted from the former Old Free Church, this property retains many original features. Set in the harbour village of Lybster, conveniently located on the NC500 route in Caithness. The property is close to all local amenities including school, hotel, shops and pubs. Occupying the entire third floor, this 200m<sup>2</sup> approx. penthouse apartment has enormous potential to be refurbished and could potentially be a three bed property. Within the apartment there is an area on the ground floor with a galvanised steel staircase alongside an area allocated for the installation of an elevator. The other two renovated apartments in the church have previously operated as very successful air B&B's. When fully renovated property would be the perfect setting for a second home allowing you to escape the hustle and bustle of modern life.

### 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 services are available, as well as a primary school, 9 hole golf course and a bowling green.

**Upper Floor area** – 11.6 x 16.5m

**Ground Floor area** – 4.35 x 3.79m

**Entrance hall** – Main entrance hallway permitting access to all three apartments.

**Liability** – Three apartments have equal share of repairs and maintenance.

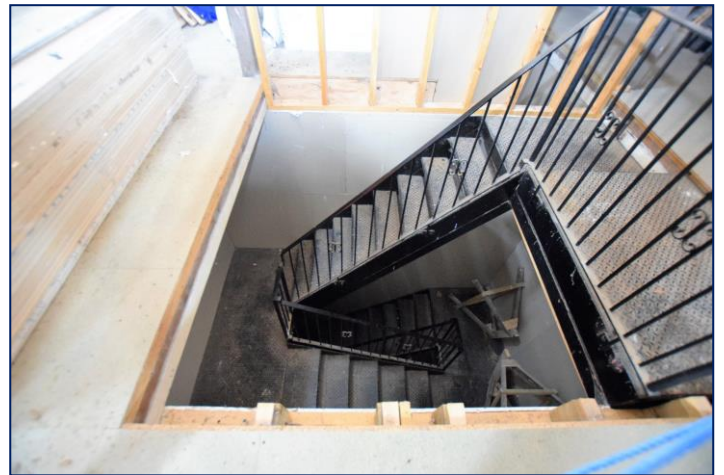
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**Postcode** – KW3 6BW

**Price** – Offers over £46,000 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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