



## Residential Property

Georgesons  
Estate Agents

# Fernlea, Main Street, Lybster



### The Property

A rare opportunity to purchase this three bedroom semi-detached traditional stone built cottage, situated in its own enclosed grounds the small village of Lybster. This property enjoys lovely views over open countryside, and has partial views looking over the Morven hills and beyond. In good decorative order the accommodation comprises, lounge, kitchen diner, three bedrooms, bathroom and benefits from gas central heating throughout. There is a large well maintained and establish garden, which is fully enclosed and is mainly laid to grass with a detached stone barn with power and light. A gravelled driveway to the front of the property permits parking for several vehicles. Viewing is essential to appreciate this beautiful family home.

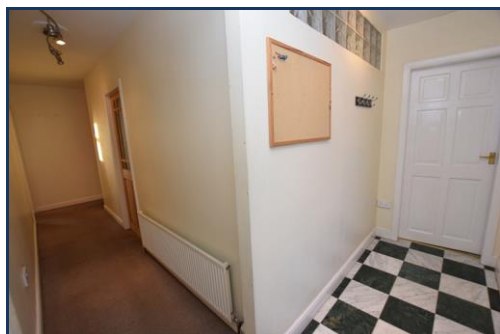
### The Area

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.



Partially glazed UPVC door to –

**Front Hall** – Accessing lounge, bedroom 1, main hall. One double power point. Tiled flooring.



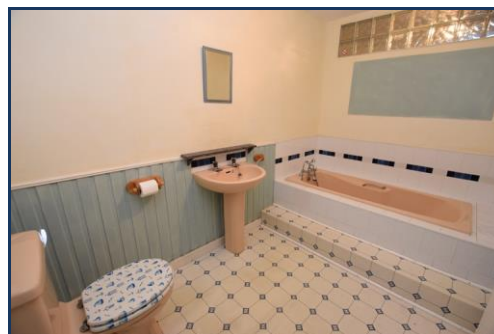
**Lounge** – 4.45m x 4.07m. Double aspect. Two double power points. Telephone connection point. Shelved alcove. Radiator. Multi fuel stove set on a marble hearth.

**Bedroom 1** – 4.46m x 3.86m. One double power point. One single power point. Radiator.



**Main Hall** – Accessing bathroom, kitchen/diner, bedrooms 2 & 3. Two double power points. Smoke detector. Loft access by hatch and ladder. Radiator.

**Bathroom** – 3.16m x 2.03m. Suite consisting WC, pedestal wash hand basin, bath. Radiator. Extractor fan. Walls wood lined to dado height. Bath area tiled.



**Kitchen/Diner** – 3.62m x 4.51m. Double aspect. Four double power points. Wall and base units with stainless steel sink and double drainer. Gas central heating boiler. Storage cupboard. Wooden door to –

**Porch** – 1.07m x 1.04m. UPVC door to garden.

**Stone Barn** – 11.40m x 3.45m. Power and lights. Flag floor.



**Garden** – Large surrounding garden laid mainly to lawn with some trees and shrubs. Gas storage tank. Off road parking for several vehicles.

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**Postcode** – KW3 6BJ **EPC** - F32

**Council Tax Band** - C

**Price** – Offers in the region of £115.000 to 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.

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**Georgesons Estate Agency Ltd**

22 Bridge Street  
Wick  
Caithness KW1 4NG  
Tel: (01955) 602222  
Fax: (01955) 603016

Email: karen@georgesonsproperty.co.uk

19 Traill Street  
Thurso  
Caithness, KW14 8EG  
Tel: (01847) 892225  
Fax: (01847) 892235

Email: sarah@georgesonsproperty.co.uk

22 High Street  
Tain  
Ross-shire, IV19 1AE  
Tel: (01862) 892555  
Fax: (01862) 894861

Email: tain@georgesonsproperty.co.uk