



Georgesons
Estate Agents

Residential Property

Gowanlea, Main Street, Lybster



The Property

This four bedroom mid terraced property is ideally situated within the quiet rural village of Lybster and close to all local amenities. The accommodation is in need of complete renovation and comprises of, lounge, kitchen, four bedrooms and family bathroom. The property benefits from electric central heating and double glazing throughout. The rear garden is fully enclosed and mainly laid to grass.

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.



Wooden door to –

Hall – Accessing lounge, stairs to first floor landing. Under stairs storage cupboard.

Lounge – L-Shape. 6.60m x 4.76m at widest points. Eight double power points. Television aerial outlet. Telephone connection point. Radiator. Alcove. Closed-in solid fuel fireplace with wooden surround and Caithness stone hearth. Doorway to –



Kitchen – 2.86m x 2.20m. Three double power points. Three single power points. Cylinder cupboard. Radiator. Door to –

Porch – 1.01m x 2.31m. Wooden door to garden. Door to –

Bathroom – 1.85m x 2.26m. Suite consisting WC, pedestal wash hand basin, bath with over bath thermostatic shower.

Stairs to first floor landing – Accessing bedrooms 1,2. One single power point.

Bedroom 1 – 3.46m x 4.77m. Four double power points. Radiator. Storage cupboard with shelves.



Bedroom 2 – 3.04m x 2.89m. Four double power points. Radiator.



Stairs to second floor landing – Accessing bedroom 3, box room.



Bedroom 3 – 3.99m x 3.68m. Two double power points.

Box Room – 2.75m x 1.90m. One double power point. Hot water tank.

Rear Garden – Potential lawn area with mature shrubs.

Postcode – KW3 6AE

Council Tax – Band B EPC – G20

Price – Offers in the region of £45,000 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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