



Residential Property

Georgesons
Estate Agents

Greenfield Croft, Upper Lybster



The Property

This detached bungalow is situated on an elevated position and located within the quiet coastal village of Lybster. The spacious accommodation comprises open plan kitchen/diner/lounge, three bedrooms one with en-suite and family bathroom. Set in approximately 5 acres of enclosed croft land this home offers spectacular open panoramic countryside views. Benefiting from oil fired central heating and wooden double glazing throughout, this property also offers well-maintained large enclosed gardens to the front, side and rear of the property with a gravelled drive offering off road parking for several cars. This property would be ideal family home and excellent equestrian potential with the surrounding land.

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 wooden door to –

Vestibule – 1.37m x 1.21m. Radiator. Fifteen pane wooden door to –

Hall – Accessing lounge, kitchen/diner, bedrooms and bathroom. Two double power points. Two radiators. Smoke detector. Cylinder cupboard with slatted shelf and hanging space.



Lounge – 5.29m x 4.51m. Bay window. Three double power points. Two radiators. Telephone connection point. Television aerial outlet. Fifteen pane wooden door to kitchen/diner.



Kitchen/Diner – 3.33m x 5.99m. Five double power points. Telephone connection point. Wall and base units with stainless steel bowl and half sink and drainer. Integral double oven, ceramic hob, cooker hood. Breakfast bar. Two radiators. Door to garage. Fully glazed patio doors to rear garden. Door to –



Utility Room – 3.43m x 1.68m. One single power point. Two double power points. Base units with stainless steel sink and drainer. Radiator. Extractor fan. Wooden door to rear garden.



Bathroom – 2.38m x 1.72m. Suite consisting WC, pedestal wash hand basin, corner bath. Radiator. Extractor fan. Shaving point.



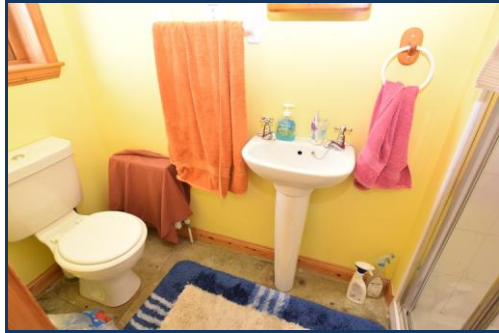
Bedroom 1 – 3.56m x 3.76m. Three double power points. Radiator.



Bedroom 2 – 4.26m x 3.75m. Three double power points. Radiator. Door to –



En suite – 0.90m x 2.65m. Suite consisting WC, pedestal wash hand basin, built in shower unit. Extractor fan. Shaving point.



Bedroom 3 – 3.31m x 2.83m. Three double power points. Radiator. Built in wardrobe with shelves, hanging space and mirrored doors.

Attached Garage – 3.63m x 7.98m. Power and lights. Roller vehicular door. Oil central heating boiler. Loft access by hatch. Concrete floor.

Garden – Large surrounding garden laid mainly to lawn with trees and shrubs. Gravel driveway. Fully enclosed. Oil central heating storage tank. 5 acres croft land.



Postcode – KW3 6AT

Council Tax – D **EPC** – D63

Price – Offers in the region of £175,000 to be lodged with the selling agents, Georgesons.

Viewing – By appointment via Georgesons

**Greenfield Croft,
Upper Lybster**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
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 - (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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