



## Residential Property

# Grey Place, Main Street, Lybster

Georgesons  
Estate Agents



### **The Property**

This four bedroom property is ideally situated within the quiet rural village of Lybster. Close to all local amenities, the accommodation comprises of, lounge, kitchen/diner, four bedrooms and family bathroom. The property benefits from oil central heating and double glazing throughout. The front gardens laid mainly to lawn with some trees and shrubbery, also with clothes drying facilities and garden shed. 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 services are available, as well as a primary school, 9 hole golf course and a bowling green.



Half glazed uPVC door to –

**Hall** – accessing lounge, kitchen, stairs to first floor landing. One double power point. Telephone connection point. Radiator. Smoke detector. Under stairs storage cupboard.

**Kitchen/diner** – 4.07m x 3.70m  
Five double power points. Radiator. Wall and base units with double stainless-steel sink and drainer. Integral electric hob, oven and cooker hood. Oil central heating boiler.

**Lounge** – 4.14m x 3.43m  
Two double power points. Telephone connection point. Radiator. Alcove with display shelves and built in storage cupboard below. Door to –

**Middle Hall** – Accessing bedroom 1 and stairs to bedroom 4.

**Bedroom 1** – 3.12m x 3.71m  
One single power point. Radiator. Four storage cupboards with shelves and hanging space.



**Stairs to first floor landing** – Accessing bedrooms 2,3 and bathroom. Storage cupboard with shelves. Loft access by hatch.

**Bedroom 2** – 4.16m x 3.47m  
Two single power points. Radiator. Wooden fire surround.

**Bathroom** – 2.45m x 2.16m  
Suite consisting WC, built in wash hand basin storage unit, bath. Radiator. Walls wood lined to dado height.



**Bedroom 3** – 3.48m x 3.30m  
One double power point. Radiator. Built in triple wardrobe to one wall and dressing table with storage to another wall. Cylinder cupboard with slatted shelf.

**Bedroom 4** – 3.11m x 4.82m at widest points. Double aspect. Two single power points. Radiator.

**Front garden** – Fully enclosed, laid mainly to lawn with some trees and shrubs. Clothes drying facilities. Oil central heating storage tank. Attached storage shed.



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**Postcode** – KW3 6AE

**Council Tax** – Band C **EPC** – E45

**Price** – Offers in the region of £85,000 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.

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