



Residential Property

Georgesons
Estate Agents

Merricroft, Mid Clyth, + 15 Acres



The Property

This three bedroom detached cottage is situated in the tranquil hamlet of mid clyth and boasts magnificent views over open countryside and out to sea. In excellent decorative order the accommodation comprises, kitchen/diner, lounge, three bedrooms, bathroom and utility room. The property benefits from oil central heating and UPVC double glazing throughout. The enclosed surrounding garden is mainly laid with grass, there is also a large gravelled driveway to the side of the property which permits off road parking for several vehicles. In addition there are three storage sheds which benefits from power and light. There is approximately 15 acres of fenced grazing land included in this sale.

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.



UPVC door to –

Front Hall – Accessing bedroom 1 and lounge/dining room. One single power point. Radiator.

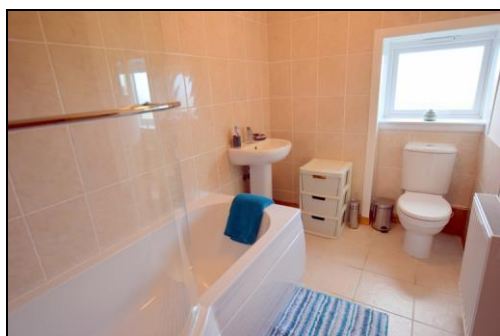
Bedroom 1 – 4.19m x 3.90m. Double aspect. Two double power points. Television aerial outlet. Radiator.



Lounge/Dining Room – L – Shaped – open plan. 4.25m x 6.75m at widest point. Double aspect. Four double power points. Television aerial outlet. Telephone connection point. Solid fuel open fireplace with wooden surround. Two radiators. Dining area floor laminated. Partially glazed wooden door to –

Middle Hall – Accessing bedrooms 2, 3, bathroom and kitchen/diner. One single power point. Radiator.

Bathroom – 1.81m x 2.69m. Suite consisting WC, pedestal wash hand basin, bath with over bath thermostatic shower. Storage cupboard with shelves. Radiator. Walls partially tiled. Tiled Flooring.



Bedroom 2 – 4.05m x 2.92m at widest point. Two double power points. Radiator.

Bedroom 3 – 2.94m x 2.60m. Two double power points. Radiator.

Kitchen/Diner – 5.66m x 4.22m. Double aspect. Four double power points. One single power point. Radiator. Storage cupboard with

shelves. Wall and base units with stainless steel bowl and half sink and drainer. Free standing eight gas ring cooker with electric ovens. Integral cooker hood. Plumbed for dishwasher. Tiled flooring. Door to –

Utility Room – 4.48m x 1.48m. Two double power points. Radiator. Base units with stainless steel sink and drainer. Plumbed for washing machine. Half glazed UPVC door to rear garden. Door to –



Storage Shed 1 – 5.76m x 4.20m. Insulated and lined. One double power point. One single power point. Oil central heating boiler. Flagstone floor. Half glazed UPVC door to driveway.

Front Garden – Lawn area with flower border and shrubs. Large gravelled driveway with off road parking for several vehicles.

Side/Rear Garden – Laid to lawn. Clothes drying facilities. Oil central heating storage tank.

Barn – 13.67m x 7.87m. Power and lights.

Storage Shed 2 – 6.05m x 6.86m. Power and lights.

Storage Shed 3 – 2.99m x 3.51m. Power and lights.

Land – 15 Acres of fenced grazing land.

Video – A video of this property can be viewed on our website.

Postcode – KW3 6BA

Council Tax – Band C **EPC** – E45

Price – Offers over £160,000 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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