



Residential Property

Rhinduie, West End, Lybster

Georgesons
Estate Agents



The Property

This four bedroom property set over two and a half stories is situated in the rural village of Lybster, close to all local amenities and directly adjacent to the A9. Accommodation comprises of lounge, kitchen diner, four bedrooms, bathroom and shower room. There is a surrounding garden with a tarmac driveway permitting off road parking for several vehicles. The property benefits from an oil fired central heating system which was installed in 2017, external cladding for insulation and double glazing throughout. Front flagstone walled garden is mainly laid to grass.

EPC: F32

Council Tax: Band A

Postcode: KW3 6BW

Offers over £50,000



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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