



Residential Property

Georgesons
Estate Agents

The Tundra, Upper Lybster + 10 Acres

£15,000 BELOW HOME REPORT VALUATION

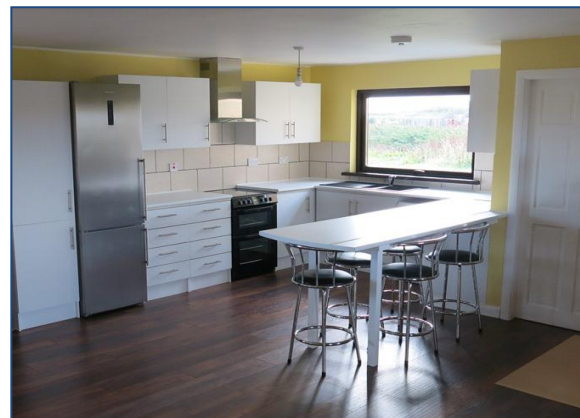
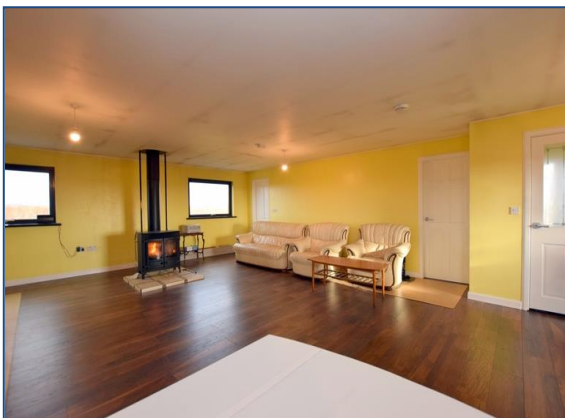


The Property

This newly renovated detached bungalow is 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 10 acres of croft land this home offers spectacular open panoramic countryside views and views out towards the ocean. Benefiting from multi fuel burner heating and triple glazing throughout, this property also offers well-maintained large enclosed gardens to the front, side and rear of the property. Additionally, there is a gravelled area which offers off road parking for several cars. This property would be ideal family home.

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 partially glazed door to –

Vestibule – 1.10m x 3.00m
Tiled flooring. Door to –

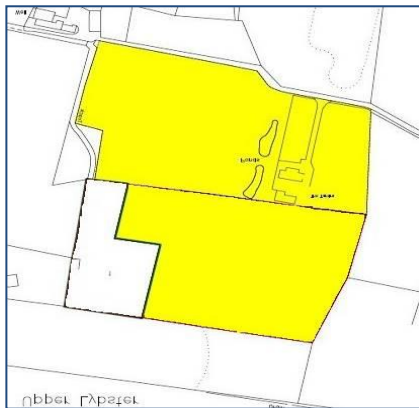
Kitchen/Diner/Lounge – 6.95m x 9.71m
Accessing all rooms. Ten double power points. Double telephone connection point. Radiator. Free standing multi fuel stove with boiler. Wall and base units with sink and drainer. Integral cooker hood. Laminate flooring.

Bedroom 1 – 3.72m x 5.04m. Three double power points. Radiator. Door to –



En suite – 2.22m x 2.40m
Suite consisting WC, pedestal wash hand basin, bath. Radiator. Extractor fan. Tiled flooring.

Bedroom 2 – 5.04m x 3.00m
Two double power points. Radiator.



Bedroom 3 – 5.04m x 3.00m
Two double power points. Radiator. Loft access by hatch.

Bathroom - 2.40m x 2.22m
Suite consisting WC, pedestal wash hand basin, bath. Radiator. Extractor fan. Tiled flooring.



Garden – Gravelled area for parking. Lawn area to front and side of the property. Approx. 10 acres of fenced croft land.

Postcode – KW3 6AT

Council Tax – D **EPC** – C70

Price – Offers over of £134,990 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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