



Innes & Mackay

CRAIGIE HOUSE, MIDCLYTH, LYBSTER, KW3 6BA

- DETACHED FOUR BEDROOM FAMILY HOME
- ENJOYING BEAUTIFUL OPEN VIEWS OVER FIELDS TOWARDS THE NORTH SEA
- RECENTLY UPDATED
- MODERN KITCHEN & SHOWER ROOM
- GARAGE CONVERSION - POTENTIAL OFFICE SPACE
- OIL CENTRAL HEATING

**OFFERS OVER
£285,000**



PROPERTY DESCRIPTION

Craigie House is a deceptively spacious four bed detached villa appreciating uninterrupted views of the North Sea. The property has been recently upgraded incorporating new heating and radiator system, wood burning stove, modern kitchen and shower room and benefits from oil central heating, double glazing and a good sized garden. Viewing comes highly recommended in order to appreciate the spacious accommodation and comfortable living, this desirable family home has to offer.

LOCATION

Facilities in the village of Lybster include a general store, Post Office, bank and hotel. The property is also on the main bus route to the nearby town of Wick where there are onward connections to Inverness. The surrounding area is one of extreme natural beauty and as this is a highly popular tourist destination there are a lot of outdoor activities available on your doorstep along with some areas of historical interest nearby. Thurso offers a range of facilities including supermarket, banks, Post Office and excellent range of retail outlets while wick also has an Airport and County Hospital.

GARDENS

The driveway to the front of the property provides ample parking. The grounds are predominately laid to lawn and bordered by mature hedging and shrub. The front garden

has a timber pergola providing a nice area to sit and enjoy the views. There is a large gravel area to the front and decking area located off the lounge which wraps around to the rear of the property. There rear garden is also laid to lawn and has a small patio area access from the sunroom/office.

ENTRANCE HALL

The front door opens into the entrance hall which is laid with carpet and provides access to the kitchen and utility room. There is also access to what was originally a WC, which is now utilised as storage space.

KITCHEN

7.87m x 3.80m (25'9" x 12'5")

The stylish Wren kitchen is fitted with wall mounted and floor based units with worktop, 1 1/2 bowl sink with drainer and gas hob with extractor hood. Integrated appliances include double oven, dishwasher, full length fridge and freezer. There is a breakfast bar area and also space for dining furniture. There is a window to the side elevation enjoying open views across rolling fields towards the sea. Access is provided to the inner hall.

UTILITY ROOM

3.68m x 2.96m (12'0" x 9'8")

The spacious utility is floored with tiles and houses the washing machine and tumble dryer. There is a window to the side elevation and access is provided to the rear



garden.

INNER HALL

The open hallway is laid with laminate and open to the staircase. Access is provided to the lounge, office/sunroom and shower room.

LOUNGE

5.18m x 4.62m (16'11" x 15'1")

The generous sized lounge is laid with laminate and boasts a wood-burning stove with Riven Brazilian stone hearth. A pleasing focal point of this room is the large window to the side elevation, enjoying a beautiful open view over the garden towards to the sea.

OFFICE/SUNROOM

3.23m x 2.90m (10'7" x 9'6")

The sunroom enjoys a good degree of natural light courtesy of french doors to the rear garden. This room is laid with laminate and is currently utilised as an office.

SHOWER ROOM

2.80m x 2.14m (9'2" x 7'0")

The modern shower room is furnished with a wash hand basin, illuminated mirror, WC and large shower cubicle with mains shower. This room is laid with tiled flooring and has a window to the side elevation.

STAIRCASE TO LANDING

The wooden staircase proceeds to the landing where access is provided to the four bedrooms and family bathroom. There is a storage cupboard housing the water tank and a ceiling hatch to the loft space.

MASTER BEDROOM

3.73m x 2.74m (12'2" x 8'11")

The master bedroom is laid with carpet and has a window to the front elevation. This room benefits from a walk in wardrobe measuring 3.02m x 1.79m.

BEDROOM 2

3.92m x 3.73m (12'10" x 12'2")

Located to the front elevation, bedroom two is a large double bedroom laid with carpet.

BEDROOM 3

3.91m x 3.32m (12'9" x 10'10")

The third bedroom is another generous double room. This bedroom enjoys open views to the side elevation and benefits from an integral wardrobe fitted with mirrored sliding doors. Carpet completes this room.

BEDROOM 4

3.31m x 2.89m (10'10" x 9'5")

Bedroom four is laid with laminate and has a window to the side elevation.



FAMILY BATHROOM

2.76m x 2.73m (9'0" x 8'11")

The family bathroom is laid with laminate and furnished with a wash hand basin, WC and bath with electric shower. There are two windows to the front elevation.

GARAGE CONVERSION

The original garage has been converted into two office rooms. The rooms have power, glazed windows and private access to each room.

Room 1 - 4.19m x 2.80m

Room 2 - 4.45m x 2.61m

HEATING

Oil central heating. Underfloor heating in kitchen and lounge.

GLAZING

Double glazing

PARKING

Ample driveway parking

COUNCIL TAX BAND - D

EPC BAND - D

SERVICES

Mains water, private septic tank drainage, electricity, telephone and TV points.

EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures and window fittings.

VIEWING ARRANGEMENTS

Through Innes and Mackay Property Department on 01463 251200.







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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