

#### Services

Mains electricity, water and drainage.

#### Extras

All carpets, fitted floor coverings and blinds.

#### Heating

Oil fired central heating.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

B

#### Viewing

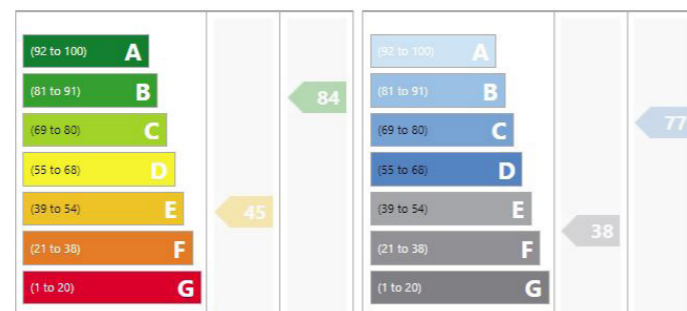
Strictly by appointment via Munro & Noble Property Shop  
Telephone 01955 602222

#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £140,000  
A full Home Report is available via Munro & Noble website.



**DETAILS:** Further details from Munro & Noble Property Shop, 22 Bridge Street, Wick, Caithness, KW1 4NG. Telephone 01955 602 222.

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 22 Bridge Street, Wick, Caithness, KW1 4NG.

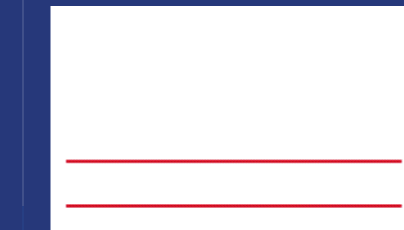
**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



MUNRO & NOBLE  
SOLICITORS & ESTATE AGENTS

These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.



## Roselea Main Street Lybster, Caithness KW3 6BJ

This three bedroom, detached cottage is located in the popular seaside village of Lybster. Close to all local amenities, including convenience shop, post office and cafes.

**OFFERS IRO £135,000**

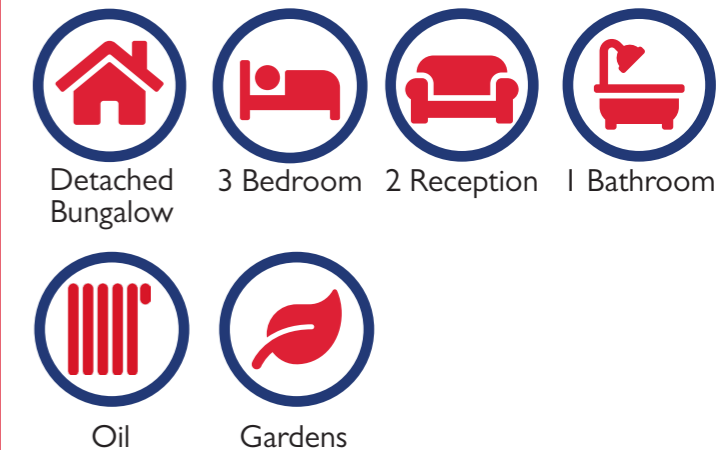
The Property Shop, 22 Bridge Street,  
Wick

property@munronoble.com

01955 602 222

01955 603016

#### Property Overview



www.munronoble.com

**Kitchen**



**Lounge**



**Property Description**

Roselea is a delightful, three bedroomed detached bungalow located in Lybster, an old fishing village on the east coast of Caithness, within walking distance to all local amenities. Boasting sea views and a generous garden to the side and rear elevations, as well as offering off-street parking. The property is well presented throughout and the current owner has addressed several issues noted in home report. The accommodation consists of, entrance hall/dining area, double aspect lounge which has an electric fire with wooden surround, three bedrooms and bathroom comprising a WC, wash hand basin and bath with shower mixer tap. The bright and spacious kitchen is fitted with wall and base mounted units with worktops, has complimentary splash backs, a stainless steel sink with drainer and mixer and integral white goods including an electric oven and hob. There is plumbing for a washing machine, and from here, there is a door giving access to the side garden. Externally, the garden is laid to lawn with mature trees and sited here is a timber garden shed. Lybster sits in a sweeping bay with views across the North Sea and down to the Moray Coast. The village offers a wide range of amenities including, primary school, hotels, shops and golf course, spreading over 15 acres. In Lybster you will be drawn in by the blend of ancient history and stunning scenery. This is an area peppered with archaeological sites with Grey Cairns of Camster located five miles inland on the Watten Road, where visitors can travel back in time by crawling inside a 5,000 year old cairn or by exploring Achavanich Standing Stones which stand sentry by Stemster Hill. Viewing of this detached bungalow is highly recommended to fully appreciate the space of accommodation within. This property would be excellent for someone looking for a more rural lifestyle but within a village community.

**Rooms & Dimensions**

Entrance Hall/Dining Area  
*Approx 2.88m x 3.27m*

Lounge  
*Approx 3.45m x 3.45m*

Bedroom Three  
*Approx 2.33m x 3.40m*

Bedroom Two  
*Approx 3.44m x 3.26m*

Bathroom  
*Approx 1.63m x 3.04m*

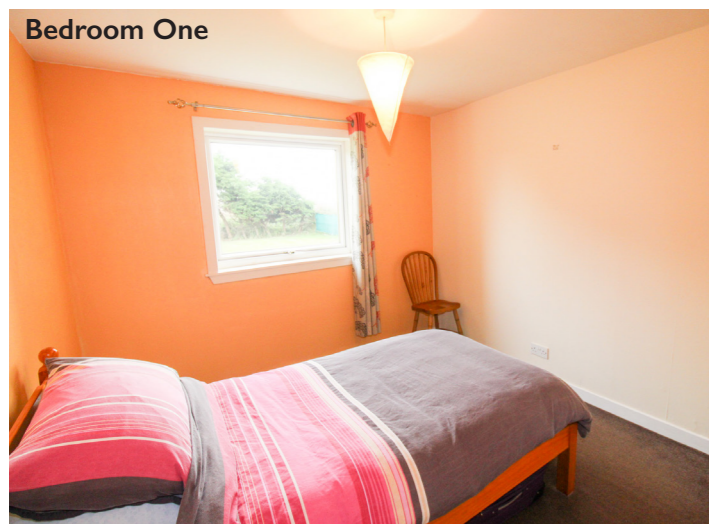
Bedroom One  
*Approx 2.89m x 2.87m*

Kitchen  
*Approx 3.43m x 3.31m*

**Bathroom**



**Bedroom One**



**Bedroom Two**

