



Residential Property

Georgesons
Estate Agents

Westbourne Cottage, Norland Road, Lybster



The Property

This traditional three bedroom semi detached property is situated in the quiet rural village of Lybster, close to all local amenities including post office, convenience store and various popular pubs and restaurants. In excellent decorative order, the spacious accommodation comprises of, ground floor, lounge, kitchen/diner, utility room and bathroom. First floor, three bedrooms and shower room. The property benefits from oak effect uPVC double glazing and oil fired central heating, with a multi fuel stove in lounge. The south facing front garden is laid to grass with a wooden deck patio area. The fully enclosed rear garden is mainly laid to flagstone paving slabs, there is off road parking leading to a single garage to the side of the property.

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.



Half glazed uPVC door to –

Hall – Accessing lounge, kitchen/diner, utility room. One double power point. One single power point. Telephone connection point. Smoke detector. Radiator.

Kitchen/Diner – 4.05m x 5.01m

Four double power points. Television aerial outlet. Smoke detector. Radiator. Wall and base units with bowl and half composite sink and drainer. Integral ceramic hob, electric over, microwave, fridge, freezer, slimline dishwasher. Island breakfast bar.



Lounge – 4.02m x 4.74m

Three double power points. Radiator. Multi fuel stove set on Caithness stone hearth and surround with a wooden mantle.

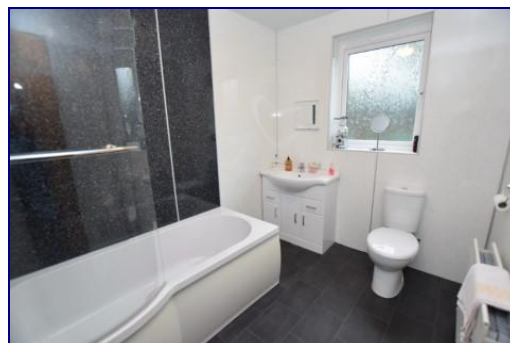
Utility Room – 2.90m x 2.70m

Two double power points. Base unit with stainless steel sink and drainer. Plumbed for washing machine. Radiator. Storage cupboard. Half glazed uPVC door to rear garden.



Bathroom – 2.64m x 2.09m

Suite consisting of WC, wash hand basin storage unit, bath with over bath electric shower. Radiator.



Stairs to first floor landing –

Accessing bedrooms and shower room. One double power point. Smoke detector. Double storage cupboard.



Bedroom 1 – 3.73m x 4.18m

Two double power points. Telephone connection point. Radiator. Double wardrobe with shelf, hanging space and mirrored doors. Storage cupboard.



Shower room – 2.80m x 2.28m

Suite consisting of WC, wash hand basin storage unit, walk in shower enclosure with electric shower. Heated towel rail.



Bedroom 2 – 2.77m x 5.12m

Two double power points. Radiator.



Bedroom 3 - 3.94m x 3.91m

Three double power points. Television aerial outlet. Radiator.

Front garden – fully enclosed area laid to lawn. Oil central heating storage tank.



Rear Garden – Fully enclosed area laid half to lawn, half paved. Clothes drying facilities.



Video – A 360 virtual tour is available to view on our website.

Postcode – KW3 6BW

Council Tax – Band D EPC – E51

Price – Offers over £170,000 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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