

**Services**

Mains water and electricity, private drainage with septic tank. Fibre broadband close by.

**Extras**

All fitted floor coverings, curtains and blinds.

**Heating**

Electric storage heating.

**Glazing**

Double glazing.

**Council Tax Band**

C

**Viewing**

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

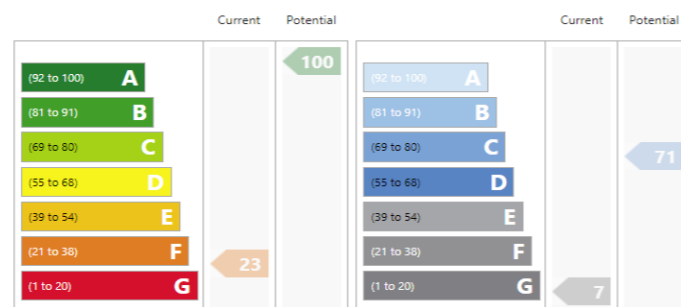
**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £125,000

A full Home Report is available via Munro & Noble website.



**Morven View  
 Reaster, Lyth  
 Caithness  
 KW1 4UF**

A three bedroom rural property, situated in the picturesque countryside near Lyth, with large surrounding garden.

**OFFERS OVER £125,000**

📍 The Property Shop, 22 Bridge Street, Wick

✉ property@munronoble.com

☎ 01955 602222

📠 01955 603016

**Property Overview**

- Detached House
- 3 Bedrooms
- 1 Reception
- 1 Bathroom
- Electric
- Garden
- Parking
- Outbuilding



Lounge



Kitchen

### Property Description

This charming, three bedroom detached house is set in approximately 0.6 of an acre with stunning open views over the surrounding rural countryside, with detached stone built garage. In need of complete renovation, the accommodation comprises sunroom, lounge/diner, kitchen, utility room, three bedrooms and bathroom. The property benefits from electric storage heating and double glazing. Entering the property into the south facing front vestibule, the property is flooded with light. Retaining some original features, on the ground floor, the lounge has an open fire with tiled surround and hearth and an alcove area provides space for dining. The double aspect kitchen comprises, fitted base units with stainless steel sink and drainer, following through to the utility room and rear door. The ground floor bedroom is double aspect, with an open fire, this room could be utilised as a additional reception room. On the first floor, the two double bedrooms overlook the front of the property and are connected through a walk-in closet with bathroom on the landing, comprising, ceramic sink, WC and bath. The tree lined driveway leads to the secluded property with a large, mature surrounding garden offering a rural haven.

### Rooms & Dimensions

Sunroom  
Approx 5.36m x 3.81m

Lounge  
Approx 3.68m x 4.04m

Dining Room  
Approx 3.04m x 2.21m

Kitchen  
Approx 3.29m x 2.00m

Utility Room  
Approx 2.65m x 1.85m

Bathroom  
Approx 1.21m x 2.88m

Bedroom One  
Approx 4.15m x 3.41m

Bedroom Two  
Approx 4.12m x 3.41m

Bedroom Three  
Approx 4.11m x 3.35m



Sunroom



Bedroom One



Bedroom Two

