



ACHOW PLOT, LYBSTER

Offers Over £105,000



01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

Property Information

Yvonne Fitzgerald is delighted to bring to the market this beautiful country croft which is located in an elevated position. With panoramic views over the North Sea and surrounding countryside, this charming single storey dwelling which comes with 5 acres of land has a lot to offer. The charming cottage is of stone and slate construction and is divided in to several rooms internally. Once planning consent is granted this unique property would make a truly stunning home. Alternatively, it could be demolished and a bespoke designed executive home could be built on the site. With electric and water connected, this charming property is accessed via a gravel track which leads to a gated entrance. The Croft register number is CO346 and the land boundary also benefits from stock proof fencing.

Located in the village of Lybster where there is a primary school, a nine-hole golf course as well as hotels, a post office, a convenience store and bowling green. Secondary education can be found in Wick which is a twenty-minute car journey away as well as further facilities such as supermarkets, a leisure complex with a swimming pool, a retail park with national chain stores as well as local retail outlets. There are also good coach and rail links north and south. Wick also benefits from having the John O Groats Airport which offers flights throughout the UK and to the Orkney Islands.



Extra Information

Services

School Catchment Area is Lybster Primary School/Wick High School

EPC

N/A

Council Tax

N/A

Tenure

Freehold

Viewing

If you would like to view this property, please contact the office on 01847 890826

Extras

What3Words:

Key Features

- **ELEVATED POSITION**
- **PANORAMIC VIEWS OF THE NORTH SEA**
- **FIVE ACRES OF LAND**
- **SERVICES CONNECTED**



Property Photos



WICK

Property Location

The Royal Burgh of Wick is the most northerly town on the East Coast of Caithness and is on the very popular North Coast 500 (NC500) tourist route. The town offers multiple stores such as Tesco, Boots, Superdrug, Argos, and B&M, as well as banks and a post office. The house is within easy driving distance of all amenities, including the hospital and doctor's surgery. There are many leisure opportunities, including a popular golf course, squash club, and public swimming pool/gymnasium. The town also boasts an airport with links to Aberdeen and Edinburgh and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.



Moving home can be a **Life-changing Experience**

Moving home is not complicated but it can be a daunting prospect and we recognise that your home is probably the largest single investment you will ever make.

Buying and selling property is a very people orientated business and good communications are essential for a successful move. In recognising this we have employed an experienced sales team. Our talented team of property specialists are among the most knowledgeable and experienced in estate agency in the Scottish Highlands and are genuinely committed to service with a personal touch. All our staff are excellent communicators and are committed to providing the highest level of care and attention throughout the entire moving process.

We offer the widest range of property services in the vicinity, all under one roof, and will always strive to achieve the best price for your property without being unrealistic. Our aim is simple: to provide the best possible service, assist you from start to finish and communicate regularly throughout the whole process – whatever your property matter

Why Choose Yvonne Fitzgerald Properties

- Global exposure of properties through our cutting edge website and major national portals including Rightmove, Prime Location, Zoopla, On The Market, S1 Homes, Nestoria, Trovit and many more.
- Quality colour printed sales particulars with bespoke options and floor plans.
- Comprehensive database of applicants matching quality sellers to buyers
- 360 Virtual Matterport Tour with doll house view, measuring tool and 3d floor plan.
- Top three selling agent in the Highlands in 2021 and 2022 for number of properties sold.
- Largest independent estate agency in the Highlands.
- No upfront fees.
- All calls and emails monitored out of hours.
- We oversee the whole sales process from start to finish.
- Over 25 Years Experience.
- Drone Photography





All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor(s) ownership. We have not verified the tenure of the property, the type of construction, or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyors, etc., prior to the exchange of contracts.