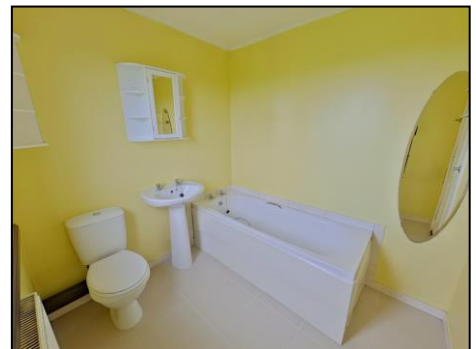


The Tundra Upper Lybster Lybster

**Offers in the
Region of
£199,000**



- 3 Bedrooms
- Rural location
- Wraparound garden
- Detached bungalow
- Approx. 9 acres croft land
- Wood burning stove

This is a rare and exciting opportunity to purchase a charming 3 bedroom detached bungalow, beautifully situated within an approx. 1 acre plot, complemented by an additional 9 acres of owner-occupied croft land, which comes with BPS entitlements. The property boasts breathtaking 360° panoramic views of the stunning Caithness countryside, the sea, and distant rolling hills. Located just 2 miles from the picturesque village of Lybster, this home enjoys the perfect balance of seclusion and accessibility. Lybster is a historic village known for its scenic harbour. Once a bustling herring fishing port, Lybster harbour remains active today with crab fishing boats and is home to the popular Waterlines heritage museum and café, offering a glimpse into the rich maritime history of the area. The property comprises of a porch, kitchen/lounge, bathroom and 3 bedrooms with one having an en-suite. Double glazed and central heating controlled by a 22KW wood burner stove. Council tax band D and energy performance rating C.

For a Home Report and the 360 tour, please go to our website: www.pollardproperty.co.uk

What3words: ///item.navy.albatross

**Porch 9' 2" x 3' 7" (2.8m x 1.1m)**

Large front porch with plenty space for boot storage. Finished practically with ceramic tiled flooring and emulsioned walls. Wooden front door and internal door to the living area with glazing to allow plenty natural light.

Kitchen/Living Area 29' 10" x 23' 0" (9.1m x 7m)

Open plan living at its best, this property has a large central family room where the kitchen blends into a dining and living area. The heart of the room is dominated by a large multifuel stove that also provides heating and hot water for the whole house. Twin windows give views out over the flowing Caithness countryside. The kitchen comprises white fitted units and matching tiled splashback. Black sink with centre bowl and mixer tap. There is a black electric cooker and stainless steel fridge freezer. The kitchen and dining room windows overlook the croft.

Bedroom 1 14' 9" x 13' 1" (4.5m x 4.0m)

Large bedroom with large window facing the front of the property. Finished in the same laminate flooring and yellow decor that extends throughout the property.

En-suite 6' 11" x 6' 7" (2.1m x 2.0m)

The en-suite comprises bath, sink and toilet with a obscure glass window. The floors are light ceramic tiles with yellow decor.

Bedroom 2 16' 9" x 10' 6" (5.1m x 3.2m)

A large double bedroom with south facing window, laminate flooring and yellow decor.

Bedroom 3 16' 9" x 9' 10" (5.1m x 3.0m)

Large double bedroom with east facing window. Finished with the same theme decor as the rest of the house.

Bathroom 7' 3" x 6' 7" (2.2m x 2.0m)

The bathroom has a white suite with an obscure glass window. The floors are light ceramic tiles with yellow decor.

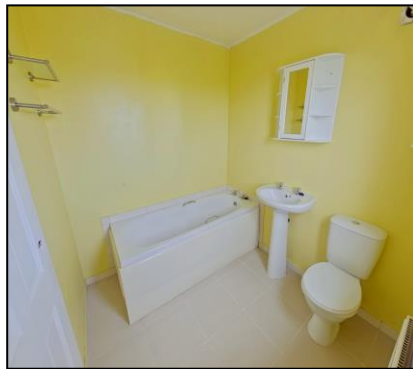
Gardens and Land

The property sits within approx 1 acre of decrofted land including the driveway that extends to the road. The driveway is hardcore and the garden is mainly laid to lawn. There is approx. 9 acres of owner occupied croft land, which comes with BPS entitlements. Crofted land can have benefits for crofters and is advantageous to those looking to keep a small holding. The land is nestled in the East of Caithness, not far from the coast with views towards the Morven hill range.



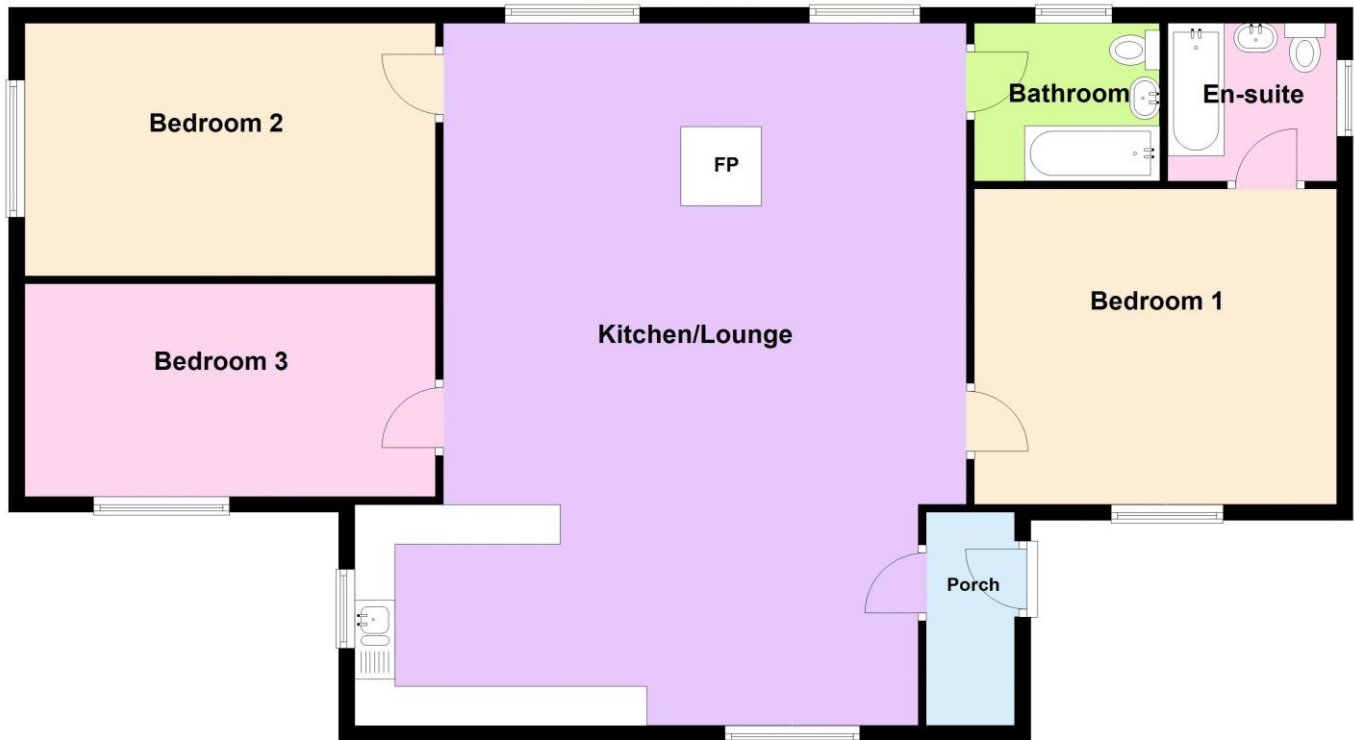
The cooker and fridge freezer are both included in the sale.

Please contact Pollard Property on 01847 894141 for more information or to arrange a viewing.





Ground Floor



Asking Price in Scottish Legal Form to Pollard Property. **Viewing** by appointment through Pollard Property, call 01847 894141. **Entry** by arrangement **For current tax bandings:** www.saa.gov.uk **Mortgage Information:** please phone us to discuss your requirements. **Valuation:** If you would like a **FREE**, no obligation valuation and market appraisal on your property please contact us on 01847 894141.

INTERESTED PARTIES SHOULD NOTE: Particulars have been prepared to give intending purchasers an overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, or facilities are in good working order. Purchasers must satisfy themselves on such matters before purchasing. It should not be taken that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be taken that the property remains as displayed in the photographs. Areas, measurements or distances referred to are given for guidance only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Planning permissions or potential uses such information is given in good faith, purchasers should make their own enquiries into such matters. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Neither these particulars nor any communication by us on behalf of the vendor relative to the property shall form part of any contract unless it is incorporated within a self proving document signed by or on behalf of our client in terms of Section 3 of the Requirements of Writing (Scotland) Act 1995. No representation or warranty in relation to the property is given by us and no person in the employment of Pollard Property or anyone employed by them has any authority to make such representation or warranty. All offers will receive consideration but the sellers do not bind themselves to accept the highest or any offer. The sellers reserve the right to accept any offer at any time regardless of whether or not a closing date for offers has been fixed and without notifying any other interested party of their intention to do so.