

8 Main Street Lybster

**Offers Over
£45,000**



- 4 Bedrooms
- Rear garden
- No chain
- Mid-terraced house
- Coastal village location
- Renovation required

Traditional 4 Bedroom Mid-Terraced House in Lybster

Located in the picturesque coastal village of Lybster, this traditional 4 bedroom mid-terraced house offers an excellent opportunity for renovation.

The property features a rear garden and has great potential to become a charming family home once restored. Lybster is a welcoming community situated along the renowned North Coast 500 route, just 13 miles from Wick. The village offers a range of local amenities including a primary school, shop, and hotel, all within easy reach.

In need of total renovation, this property presents a fantastic investment opportunity or a rewarding project for anyone looking to create a bespoke home in a stunning coastal setting.

Solid fuel heating. Council tax band B and energy performance rating F. For a Home Report and the 360 tour, please go to our website: www.pollardproperty.co.uk

What3words: ///maker.breakfast.evoves

**Hall 10' 10" x 6' 11" (3.3m x 2.1m)**

A wooden front door with a fan light window above opens into the hall. The hall has an under stairs cupboard, a staircase to the first floor landing and a door accessing the kitchen.

Kitchen 10' 10" x 10' 2" (3.3m x 3.1m)

It has a window overlooking the rear of the property. Double doors open into the lounge, a single door to the hall and an opening into the rear lobby.

Rear lobby 3' 3" x 3' 3" (1m x 1m)

Entered via the kitchen with a single external half glazed door to the rear garden.

Lounge 16' 5" x 12' 6" (5m x 3.8m)

A dual aspect room with windows overlooking the front and rear of the property. There is an open coal fire with a decorative stone surround with a Caithness stone hearth.

First Floor Landing 6' 3" x 4' 11" (1.9m x 1.5m)

The landing has a window and doors to the 2 bedrooms and bathroom. A staircase goes up to the second floor landing.

Bathroom 8' 2" x 6' 7" (2.5m x 2m)

A spacious bathroom that has a window overlooking the rear of the property. There is a bath, toilet and wash hand basin.

Bedroom 1 10' 10" x 10' 2" (3.3m x 3.1m)

A spacious double bedroom with a large window overlooking the rear garden.

Bedroom 2 9' 2" x 9' 2" (2.8m x 2.8m)

A well proportioned double bedroom with a window overlooking the front of the property.

Second floor landing 6' 3" x 5' 11" (1.9m x 1.8m)

A top floor landing with a skylight. Doors access bedrooms 3 and 4.

Bedroom 3 8' 10" x 7' 7" (2.7m x 2.3m)

A single bedroom with a Velux window and half vaulted roof. There is a ceiling hatch opening into the loft space.

Bedroom 4 11' 2" x 10' 10" (3.4m x 3.3m)

A large room with a vaulted ceiling and a window overlooking the front of the property.

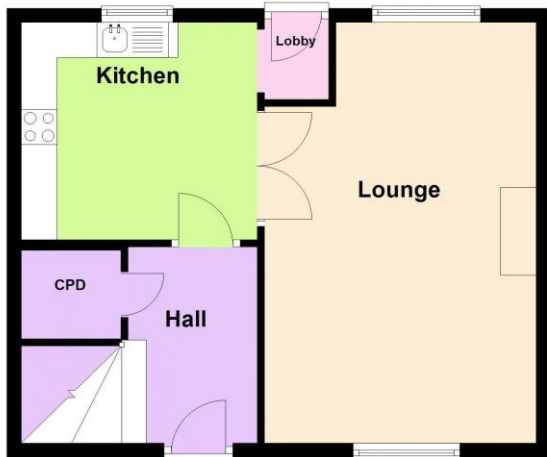
Rear Garden

A large rear garden which is accessed from the lobby.

Please contact Pollard Property on 01847 894141 to arrange a viewing.



Ground Floor



First Floor



Second 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.