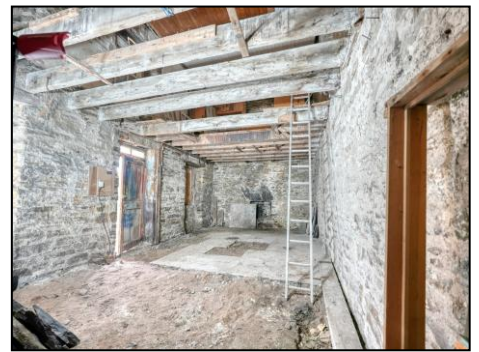
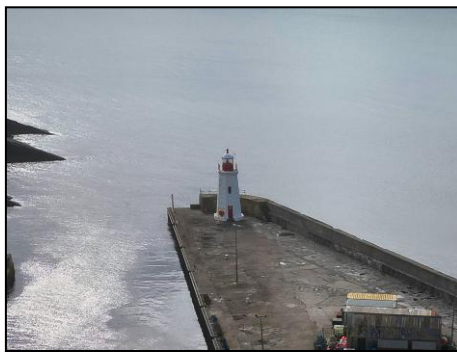


The Harbour Masters House Harbour Road Lybster

**Offers Over
£95,000**



- **Iconic Property**
- **Traditional Stone Built**
- **Large Plot**
- **Harbour Views**
- **Renovated Slate Roof**
- **Power and Water**

The Harbour Master's House is a 'C' listed stone building, dating from the early to mid-19th century offering superb views over the historic Lybster Harbour and out to sea. The property is in need of renovation, but has electricity and water led to it and a restored slate roof. The inside is exposed stonework and wooden beams and there is outdoor space for parking. Originally the property had accommodation on two levels, with living accommodation upstairs and two rooms for the Fisheries office downstairs. This two up, two down layout is classically seen in many cottages across the Highlands, and could be restored here. Alternatively a contemporary renovation could result in something really unique, incorporating the large plot which includes a derelict stone building.

For more information visit www.pollardproperty.co.uk

What3words ///campfires.screen.cuter

Lybster Harbour dates back to the early 1800s when it was a major herring port and home to around 300 boats. The property is in an ideal situation to take in views over the harbour, including the iconic Stephenson-built lighthouse at the end of the pier and walks up to Swiney Hill and the historic Brethren Well. The doorway used for the living accommodation, was on the south-facing façade and could be reinstated. There is a fenceline around the property, but the boundary is larger than this, and an exact boundary can be obtained from Pollard Property. Lybster is a small former fishing village on the east coast of the Highlands, on the North Coast 500 route, attracting tourists year-round. It has a strong sense of community, with many clubs, several amenities including a village shop, Post Office, GP surgery, primary school, two cafes and a fishing museum.



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.