



Residential Property

Georgesons
Estate Agents

Braeside, Mid Clyth + 30 Acres

£10,000 BELOW MARKET VALUATION



The Property

This three bedroom detached cottage is situated in the tranquil hamlet of mid clyth and boasts magnificent views over open countryside and out to sea. In excellent decorative order the accommodation comprises, kitchen/diner, lounge, three bedrooms, bathroom and sun room. The property benefits from oil central heating and UPVC double glazing throughout. The enclosed surrounding garden is mainly laid with grass, there is also a large gravelled driveway to the rear of the property which permits off road parking for several vehicles. In addition there are 2 stone outbuildings and a storage shed all benefiting from power and light. There is approximately 30 acres of arable land included in this sale.

The Area

Lybster is an unspoilt village which has all the amenities required for everyday living. This attractive coastal village is situated approximately 15 miles south of Wick along the main trunk road. Lybster harbour was once a booming sea port and today it still plays host to a small fleet of small fishing boats, making it one of the most pleasant harbours of its kind. Recent improvements to the harbour include a Heritage Centre with closed circuit television for bird watching, seasonal opening of cafeteria, wash rooms and laundry facilities for visiting yachts etc. The usual village shops and services are available, as well as a primary school, 9 hole golf course and a bowling green.



Fully glazed patio doors to –

Sunroom – 1.53m x 2.56m. Two double power points. Radiator. Laminate flooring. Door to –



Hall – Accessing bedroom 1, bathroom, kitchen/diner, stairs to first floor landing. One single power point. Radiator. Smoke detector. Ceiling wood lined.

Bedroom 1 – 4.54m x 4.05m. Double aspect. Two double power points. Telephone connection point. Radiator. Ceiling wood lined.



Utility Room – 3.74m x 1.93m. Three double power points. Two single power points. Work top. Plumbed for washing machine. Shelved alcove.

Bathroom – 3.30m x 1.44m. Suite consisting WC, wash hand basin storage unit, bath with over bath electric shower. Radiator. Extractor fan. Walls partially tiled. Tiled flooring. Wood lined ceiling.

Kitchen/Diner – 4.56m x 3.88m. Five double power points. Wall and base units with stainless steel sink and drainer. Integral gas hob, electric oven, cooker hood. Radiator. Door to –

Lounge – 4.01m x 5.42m. Seven double power points. Telephone connection point. Two radiators. Multi fuel stove set in chimney

with wooden surround. Wooden feature window seat.

Stairs To First Floor Landing – Accessing bedrooms 2 and 3. One double power point. Radiator. Smoke detector. Loft access by hatch.

Bedroom 2 – 3.45m x 4.01m. Two double power points. Radiator.

Bedroom 3 – 3.10m x 4.03m. Four double power points. Radiator. Walk in storage cupboard.



Garden – Lawn area with some shrubs and flower borders. Clothes drying facilities.

Storage Shed – 2.03m x 4.20m. Power, lights.

Outbuilding 1 – 15.67m x 4.33m. Power, lights, water.

Outbuilding 2 – 18.28m x 8.73m. Power, lights, water. Sliding farm doors.



Land – Approx 30 acres arable. Hard standing.

Postcode – KW3 6BA

Council Tax – Band A EPC – D64

Price – Offers in the region of £235,000 to be lodged with the selling agents, Georgesons.

Viewing – By appointment via Georgesons



Prospective purchasers should note:

- 1 These particulars are subjective for descriptive purposes only and are not an offer to sell, representation or warranty. Potential purchasers must satisfy themselves by their own enquiries:
 - (a) that any measurements given are accurate;
 - (b) that any use envisaged has all necessary permissions;
- 2 These particulars do not form any part of a contract of sale unless incorporated within a self-proving signed document under the Requirements of Writing (Scotland) Act 1985.
- 3 The owners reserve the right not to sell or to sell to anyone at any price without giving warning to other interested parties.

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