



solicitors • estate agents

# Young Robertson & Co.



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## BALLADEN CROFT, LYTH, BY WICK

Newly built in 2015, a three bedroom bungalow with a fenced garden to the rear and a large shed to the side, also a two bedroom bungalow which is currently rented out and 25 acres of croft land. The new bungalow benefits from uPVC double glazing throughout and the heating system is an air sourced under floor wet system which is further enhanced by a multi fuel burner to the lounge. Accommodation comprises lounge, kitchen/diner, utility room, sun room, three bedrooms (one with ensuite) and bathroom. Accessed by its own private driveway there is a fenced garden to the rear. There is 25 acres of croft land, 11 acres of rough grazing with trees and 14 acres of arable/grazing. There is also a two bedroom bungalow with attached garage which is of non-traditional construction and would benefit from upgrading, it currently has a tenant. The large shed to the side of the bungalow measures approximately 109 square meters. With two houses, a shed and land, not only is this ideal for the keen equestrian but it also has the potential to be used for a variety of purposes. Viewing is recommended.

**FIXED PRICE £295,000**

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**Vestibule** **2.21m x 1.8m 7' 3" x 5' 10"**

Half glazed uPVC entrance door. Large cupboard fitted with shelving, coat hooks and B.T. point. Heavy duty vinyl flooring.

**Hallway**

Large cupboard fitted with shelves. Cupboard housing the heating system. Laminate flooring.

**Lounge** **4.50m x 4.13m 14' 9" x 13' 6"**

Large windows to front and side. Multi fuel burner set on Caithness flag stone hearth. Laminate flooring. T.V. point.

**Kitchen/Diner** **5.51m x 3.29m 18' 1" x 10' 9"**

Wall and base units with fitted worktops. Stainless steel one and a half bowl sink with mixer tap. Integral dishwasher and fridge/freezer. Electric Range cooker with 5 rings and double oven and grill. Fitted cooker hood above and tiled splashback. Window facing to rear. Ceramic tiled floor. T.V. point. Door to utility room and half glazed double doors to sun room.

**Utility Room** **2.34m x 1.81m 7' 8" x 5' 11"**

Half glazed uPVC door to side. Window facing to rear. Fitted worktop with stainless steel sink fitted with mixer tap. Services below unit for washing machine. Coat hooks to wall. Door to W.C. Ceramic floor.

**W.C.** **1.82m x 0.85m 5' 11" x 2' 9"**

Toilet and handbasin. Coat hooks and shelving fitted to wall.

**Sun Room** **3.20m x 3.02m 10' 6" x 9' 11"**

Patio doors leading out into the rear garden. Windows to sides. Laminate vinyl flooring.

**Master Bedroom** **3.33m x 3.30m 10' 11" x 10' 9"**

Deep fitted wardrobe with mirrored sliding doors and hatch within giving access to the attic space. Window facing to rear. Laminate flooring. Door to ensuite.

**Ensuite** **2.35m x 1.20m 7' 8" x 3' 11"**

Three piece suite comprising large shower enclosure with mains fitted shower and shower boarding to walls, W.C. and hand basin. Opaque window facing to rear. Ceramic tiled floor.

**Bedroom 2** **3.51m x 3.30m 11' 6" x 10' 9"**

Built in wardrobe with sliding mirrored doors and fitted with hanging and shelf. Window facing to front. Laminate flooring.

**Bathroom** **3.28m x 2.12m 10' 9" x 6' 11"**

Four piece suite comprising bath with mains fitted shower above and shower boarding to walls, W.C., bidet and hand basin. Opaque window facing to rear. Heated towel rail fitted to wall. Mirror and glass shelf fitted to wall. Ceramic tiled floor.

**Bedroom 3** **3.30m x 2.89m 10' 10" x 9' 6"**

Built in wardrobe with mirrored sliding door fitted with hanging and shelf. Window facing to front. Laminate flooring.

**Shed** **25.06m x 14.07m 46' 2" x 25' 06"**

Large shed with concrete built stalls. Concrete floor. Power and light. Metal sliding doors to front.

**Rental property**

Two bedroom bungalow with attached garage which would benefit from upgrading. Currently with a sitting tenant.

**Garden**

Fenced garden ground to the rear.

**General Information**

The floor coverings curtains and blinds as fitted are included in the sale. Home Report available from [wick@youngrob.co.uk](mailto:wick@youngrob.co.uk)

**Council Tax**

The subjects are in band D. The Council Tax Band may be re-assessed by the Highland Council when the property is sold. This may result in the Band being altered.

**EPC Rating**

C

**Postcode**

KW1 4UD

**Entry**

By arrangement with our Wick office.

**Viewing**

By arrangement with our Wick office.

**Price**

Fixed Price £295,000 should be submitted to our Wick office.

**Office Hours**

9.15am - 1pm, 2pm - 5pm Monday to Friday.

**Location**

Lyth is a rural farming community with an established arts centre approximately nine miles from Wick. Wick one of the two main towns of the district has supermarkets, professional, medical and educational facilities. From Wick there are regular bus and rail services south and from Wick airport, there are regular scheduled air services. Inverness is approximately 2 hours drive.

*Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.*

*The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers should verify the particulars on their visit to the property and note that the information given does not obviate the need for a full survey and all appropriate enquiries.*



