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# Young Robertson & Co.



## 4 YOUNG CRESCENT, LYBSTER

This attractive L-shaped detached bungalow is situated within a quiet residential cul-de-sac and offers glorious open countryside views to Scaraben, Morven and Rumster hills from the rear. Constructed approximately 11 years ago the property benefits from uPVC double glazing and oil central heating. Accommodation comprises lounge and spacious kitchen diner which gives access to the utility room and enjoys patio doors that lead out to the garden. The master bedroom has built-in wardrobes and an en-suite shower room. There are 2 further double bedrooms, both with built-in wardrobes and the family bathroom has been fitted with a four piece suite. Outside is an attached garage and the property sits on a generous sized plot with a large fully enclosed garden to the rear. Particularly appealing and only a short walk to all the villages amenities viewing is highly recommended.

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**OFFERS OVER £150,000**

### **Vestibule**

**1.51m x 1.39m**

Partially glazed uPVC front door. Tile effect vinyl flooring. 15 panel glazed door to hallway.

### **Hallway**

L shaped carpeted hallway. Entrance hallway cupboard housing the hot water tank. Storage cupboard. Access to all the bedrooms, bathroom, kitchen and lounge. Radiator.

### **Lounge**

**5.40m x 3.81m**

15 panel glazed door to lounge. Window to front. Carpet. Radiator. TV point.

### **Kitchen/Diner**

**5.69m x 4.27m**

Fully fitted modern kitchen with various eye and base level units, work top space and splash back tiling. Stainless steel sink with drainer. Space for cooker. Services for dishwasher. Space for under unit fridge and ample space for free standing fridge freezer and table and chairs. Patio doors lead out to the garden. Two radiators. Tile effect vinyl flooring. TV point. Shelving bracket to wall.



### **Utility Room**

**3.00m x 1.68m**

Work top space with splash back tiling and services below for washing machine. Ample space for tumble dryer. Shelving bracket to wall. Radiator. Tiles effect vinyl flooring. Partially glazed uPVC door to rear garden. Hatch access to the loft. Extractor.

### **Bathroom**

**2.99m x 1.95m**

Wash hand basin with splash back tiling. WC with push top flush. Bath with splash back tiling. Corner shower enclosure with electric shower, fully tiled. Radiator. Window to rear. Tile effect vinyl flooring.

### **Bedroom 1**

**3.66m x 3.00m**

Window to rear. Carpet. Radiator. Twin double sliding mirrored doors to built in wardrobes. TV point. Door to en suite shower room.

### **En Suite**

**2.19m x 1.10m**

Wash hand basin. WC with push top flush. Recessed shower enclosure with electric shower, fully tiled. Partial tiling to walls. Window to rear. Tile effect vinyl flooring.

### **Bedroom 2**

**4.10m x 2.80m**

Window to front. Carpet. Radiator. Twin sliding mirrored doors to built in wardrobe. TV point.

### **Bedroom 3**

**2.90m x 2.40m**

Window to front. Carpet. Radiator. Sliding mirrored doors to built in wardrobe. TV point.

### **Garage**

**7.18m x 3.48m**

There is an attached single garage/workshop provided to the gable of the property which also houses the oil fired boiler. Up and door. Window and pedestrian access to rear.

### **Garden**

The front garden is open plan in design laid to lawn with a tarmac driveway to the front of the garage that offers off-road parking. To the rear is an extensive fully enclosed rear garden that is laid mainly to lawn and incorporates the oil tank and a drying area. Offering open countryside views to Scaraben, Morven and Rumster hills.

### **General Information**

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

D

### **Postcode**

KW3 6BH

### **Entry**

By arrangement.

### **Viewing**

By arrangement with our Thurso Office.

### **Price**

Offers over £150,000 should be submitted to our Thurso Office.

### **Office Hours**

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

### **Location**

The village of Lybster is a pleasant, quiet community set on the East Coast amidst open farmland and with a picturesque harbour and a nine-hole golf course. There are local shopping and banking facilities, hotel, Primary School and a doctor's surgery. Wick, approximately 25 minutes' drive to the north, provides full shopping, professional and medical facilities. From Wick there are regular connecting bus, train and air services and Inverness is within approximately two 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.*