



solicitors • estate agents

# Young Robertson & Co.



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## 2 GOLF VIEW DRIVE, LYBSTER

A nice spacious end terraced two bedroom property with gardens and a view across the countryside from the rear. Located in a nice quiet area off the main street in Lybster. Benefits from oil fired central heating system and all uPVC windows. Accommodation comprises hallway, lounge, kitchen/diner, shower room and two bedrooms. There is a garden to the front, laid mainly to grass with shrubs and a low maintenance garden to the side. The garden to the rear has a grassed area with trees, a paved patio area and also offroad parking. There is an open view across the countryside from the rear.

## Hallway

Partial glazed timber framed entrance door. Cupboard housing electrics. Coat pegs to wall. Laminate flooring. Cupboard housing hot water tank and fitted with shelf. Spotlights to ceiling. Dado rail. Hatch to attic space.

## Lounge 5.99m x 3.85m 19' 7" x 12' 7" at widest.

Double fifteen pane doors to lounge. Large picture window to front. Ornate electric fire set in a cream fireplace with hearth and mantle. Two fitted shelves to wall. Two radiators. Dado rail. B.T. point. T.V. point.

## Kitchen/Diner 3.83m x 3.42m 12' 7" x 11' 2" at widest.

Wall and base units with fitted worktops and tiled splashback. Stainless steel sink with drainer. Window facing to front. Washing machine, dishwasher, electric cooker and fridge/freezer. Dado rail. Radiator. Vinyl flooring.

## Master Bedroom 3.77m x 3.17m 12' 4" x 10' 5"

Large window facing to rear. Radiator. Dado rail. Wall lights. T.V. bracket fitted to wall. Carpeted. Four door wardrobe with two mirrored doors. Chest of drawers.

## Shower Room 2.19m x 1.67m 7' 2" x 5' 5"

Three piece suite comprising shower fitted with electric Mira shower and tiled walls, W.C. and hand basin. Half wood lining to walls. Opaque window facing to side. Fitted towel rail to wall. Fitted mirrored cabinet. Wooded floor area to side of shower. Radiator. Carpeted.

## Bedroom 2 3.91m x 3.18m 12' 10" x 10' 5"

Window facing to rear. Radiator. Carpeted.

## Garden

Gardens to the front, side and rear. The garden to the front is laid to grass. The garden to the rear has a grassed area, patio area and offroad parking.



## General Information

The floor coverings 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 A. 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

E

## Postcode

KW3 6BG

## Entry

By arrangement with our Wick office.

## Viewing

By arrangement with our Wick office.

## Price

Offers Over £62,000 should be submitted to our Wick 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, Post Office, hotel, Primary School and a doctor's surgery. Wick, approximately 17 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 under 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.*