



The Old Chemist
Lybster

**Crawford
Coghill
Homes**

**OFFERS OVER
For Sale £80,000**

A newly renovated C-Listed one-bedroom ground floor flat which has been upgraded to a high standard throughout with the use of modern fixings. There is a large open plan lounge/kitchen/diner which has a designated lounge area. Through the open hallway which has a window with a deep sill providing natural daylight is the double bedroom and shower room which finishes the accommodation. Currently run as an Airbnb this property is ideal for the first-time buyer, someone wishing to downsize or to be taken over as a rental opportunity.



Home Features

- ✓ Open Plan Lounge/Kitchen Diner
- ✓ One Bedroom
- ✓ Shower Room
- ✓ Finished To A High Standard Throughout

**CONTACT US TODAY TO
ARRANGE A VIEWING**



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OPEN PLAN LOUNGE/KITCHEN/DINER: 6.31m x 5.23m

Entrance is through a timber door to the front which has a glazed panel to the side. There is a footwell with fitted matting at the entrance. The beautiful modern kitchen is fitted with Ashley Ann light sage and light wood effect wall and base units with fitted worktops and a large fitted breakfast bar which provides ample dining space. The integral appliances consist of a hob, oven with cooker hood above, fridge and dishwasher. There is a deep ceramic sink with mixer tap. The modern units incorporate pull out integral shelves and drawers as well as fitted cupboards and drawers. This large open room has two windows with deep sills facing to the front which are both fitted with blinds, beautiful light fittings and the floor area is laid to vinyl in the kitchen/dining area and beautiful grey tartan carpeting to the lounge area which has a beautiful modern electric fire to the wall as a focal point to the lounge area.

HALLWAY

The hallway is carpeted with a soft deep silver-grey carpet and has a window with a deep sill facing to the side which allows natural daylight to flow in. Doors lead to a shower room and double bedroom.

SHOWER ROOM: 2.50m x 2.10m

The stunning shower room has been fitted with a three-piece suite comprising a large shower with a ceramic base, tiling to the walls and is fitted with an electric Mira shower. The W.C. matches the rectangular handbasin which has a fountain flow mixer tap and an anti-mist mirror with light above, below there are fitted soft-close drawers. The heated towel rail is a modern metallic grey and there is an opaque window to the side with a deep sill. The modern décor with use of feature tiling adds to the beauty of this room.

DOUBLE BEDROOM: 3.54m x 3.27m

A cosy double bedroom, this bright and airy room has a high ceiling which has a display/storage ledge along one wall and there is also a second window up on this wall which gives loads of natural daylight. A beautiful modern light fitting adorns the ceiling and a window with a deep sill faces to the side, the room is carpeted with a silver-grey covering. There is access to the attic through a door in the wall from this room.

Other information: The furniture is available by separate negotiation.

POSTCODE: KW3 6AE

EPC: E

PRICE: Fixed Price £80,000

VIEWINGS: BY ARRANGEMENT WITH CRAWFORD & COGHILL HOMES – 07535 356258

HOME REPORT AVAILABLE BY EMAIL: jacqueline@crawfordandcoghilhomes.com

OFFERS TO: CRAWFORD & COGHILL HOMES, 28 BANK ROW, WICK, KWI 5EY

OFFICE HOURS: 2–5pm Monday to Friday & anytime by appointment

DIRECTIONS: Situated next door to the Post Office shop on the main street of Lybster

LYBSTER

The village of Lybster is situated 16 miles south of Wick. The village has a primary school, hotels, a shop, post office and a small 9-hole golf course that is open to visitors. There is also a beautiful harbour located at the bottom of the village.

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 remove the need for a full survey and all appropriate enquiries.