



Mile Failte, West Lyth
By Wick
KW1 4UE

Presenting a three bedroom, detached bungalow set within a one acre plot situated in the idyllic hamlet of Lyth.

Surrounded by open the countryside, the accommodation comprises of an entrance vestibule, hallway, lounge kitchen, bathroom, sunroom and three bedrooms. The attic is fully floored and fitted with a radiator.

Benefiting from oil central heating, double glazed timber framed windows throughout and a security alarm. Whilst outside there is a detached outbuilding which consists of three garages, a workshop and greenhouse. There is also a large driveway, allowing ample off road parking. The grounds are fully enclosed, laid mainly to lawn and benefits from mature trees and shrubs

Viewing is highly recommended.

Offers Over £160,000

Accommodation

Entrance Vestibule : 1.66m x 1.60m

Entrance to the property with access to the hallway

Hallway : 5.48m x 1.09m (3.01m at widest)

Access to the lounge, kitchen, bathroom, three bedrooms and conservatory

Lounge : 4.20m x 4.18m

Spacious room with two windows allowing in copious amounts of natural light and a wood burning stove

Kitchen : 2.90m x 2.44m (2.83m at widest)

With ample eye level and base units, a freestanding fridge, built in hob and oven, plumbed for a washing machine and a stainless steel sink and drainer. There is also a large window which bathes this room with natural light

Sun Room : 6.60m x 2.26m

This is a cosy and relaxing space, benefiting from the views of the surrounding countryside

Bedroom 1: 2.97m x 2.68m (3.08m at longest point)

With views across the garden, this double room benefits from a fitted double wardrobe

Bedroom 2: 3.53m x 2.14m

This double room benefits from views across the garden

Bedroom 3: 2.87m x 2.18m (3.52m at longest point)

A single room benefiting from views across the garden





Floor plans



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.
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COUNCIL TAX

The subjects are in Band B. The Council Tax Band may be reassessed by Highland Council when the property is sold. This may result in the Band being altered.

ENERGY PERFORMANCE RATING

The property has an energy rating D.

SERVICES

Mains services, septic tank, electricity and telephone.

FIXTURES AND FITTINGS

Carpets, window coverings, floor coverings and white goods all are included in the sale price. There is also a ride on lawn mower available under separate negotiation.

VIEWINGS

For an appointment to view telephone d&h on 01847 894379

PRICE

Offers over £160,000 are invited



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NOTES - These particulars have been prepared following an inspection of the property in February 2019 .and from information furnished by the sellers on that date. Whilst every care has been taken in the preparation of these particulars they are not guaranteed or warranted in any way, nor will they give rise to an action in law. In particular it should be noted that all measurements are approximate only. Prospective purchasers are recommended to view the subjects personally. Interested parties should note their interest with the Selling Agents. However, the Seller retains the right to accept an Offer at any time without setting a Closing Date

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