



CLUARAN, MAIN STREET, LYBSTER

Offers Over £120,000



**Yvonne
Fitzgerald**
PROPERTIES

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4 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this spacious family home which is located in the heart of Lybster. Although in need of upgrading throughout, this superb home has a lot of potential. On the ground floor, the accommodation comprises of a family lounge with an open coal fire, a dining room, family kitchen as well as a newly fitted bathroom. Upstairs is a split-level landing which gives access to four double bedrooms. Further stairs lead up to the second floor where there are three attic rooms, which could be converted to a fabulous master suite or a large family room.

The village of Lybster has a harbour, hotels and a primary school. There is a bowling club, and also a nine-hole golf course. Secondary education can be found in Wick which is a short bus journey away. Lybster is on a bus route, and is located off the main A9 Wick to Inverness road. Further facilities such as supermarkets, the Caithness General Hospital, and John O Groats Airport are located in Wick, which is approximately a twenty-minute drive.



Extra Information

Services

School Catchment Area is Lybster Primary School/Wick High School

EPC

EPC G

Council Tax

Band C

Tenure

Freehold

Viewing

If you would like to view this property, please contact the office on 01847 890826

Extras

What3Words: [///clumped.later.coveted](#)

Key Features

- **NEWLY FITTED BATHROOM**
- **FOUR BEDROOMS**
- **THREE ATTIC ROOMS**
- **ENCLOSED REAR GARDEN**



Property Photos



Property Photos



Property Dimensions

Inner Hall

A partially glazed UPVC door leads in to the inner hall. There are white painted walls and a fitted carpet. This area of the home houses the electric consumer unit. There are wall mounted coat hooks and a pendant light fitting. A pine door gives access to the dining room.

Lounge 4.77m x 3.29m

The lounge is bright with wall papered walls and benefits from a fitted carpet. There is a dado rail to half height, a fan light and window to the front elevation. A tiled open coal fireplace makes a focal point within this room and also benefits from ample power points.

Kitchen 4.59m x 2.82m

The kitchen benefits from Shaker style base and wall units with laminate worktops. There is a stainless-steel sink with a drainer, a freestanding cooker, with space for a washing machine, fridge freezer, tumble dryer and dishwasher. There is also fluorescent lighting and original wooden floorboards. A window to the rear elevation lets plenty of natural daylight flood through.

Stairs & Landing

A carpeted stairwell leads up to the first-floor split level landing where there are two central heating radiators, pendant light fittings and two window. Doors lead to four generous bedrooms, whilst further steps lead to the second floor.

Dining Room 3.05m x 2.87m

The dining room is open plan with the lounge and benefits from a fitted carpet. There are ceiling downlighters and a dado rail. An opening gives access to the bright family lounge and a door leads to the rear hall.

Rear Hall 3.53m x 0.90m

The hallway benefits from a fitted carpet as well as ceiling downlighters. The walls have been papered and doors give access to the kitchen and bathroom. A further door gives access to the rear garden.

Bathroom 2.09m x 1.89m

The beautiful bathroom has recently been installed and benefits from a P-shaped bath with a curved screen above. Wet wall has been fitted to both the walls and ceiling. The bathroom also benefits from a shower above the bath, a WC and pedestal basin. An opaque window faces the rear elevation and there are also chrome toiletry accessories.

Bedroom One 4.77m x 3.38m

The neutrally decorated master bedroom is of good proportions and has magnolia walls with a dado rail border. A carpet has been laid to the floor. There is a pendant light fitting, a central heating radiator and window to the front elevation.

Property Dimensions

Bedroom Two 3.07m x 2.88m

Currently used for storage, this bright double room has magnolia painted walls, a pendant light fitting, double sockets and a window to the rear elevation.

Bedroom Four 3.11m x 2.86m

This spacious room has a feature papered wall with co-ordinating painted walls. There is a pendant light fitting, electrical sockets and window to the rear elevation.

Garden

Externally the rear garden is fully enclosed. A wooden garden arch leads onto the patio area, paths also lead to the three storage sheds. Mainly laid to lawn, the garden benefits from hedging and bushes making this a private rear garden. To the front, the property benefits from on street parking.

Bedroom Three 4.84m x 3.35m

This lovely room has been wallpapered and benefits from a fitted carpet. There is a central heating radiator, double sockets, a pendant light fitting and a window with curtains to the front elevation. This room also has ample power points.

Stairs to Second Floor and Attic Rooms

A solid straight flight wooden staircase gives access to three attic rooms on the second floor.

All three rooms bedrooms are in need of renovation and are currently used for storage. There is light in each room, with one of the rooms benefitting from a velux window. This area of the home also has original floorboards.

WICK

Property Location

The Royal Burgh of Wick is the most northerly town on the East Coast of Caithness and is on the very popular North Coast 500 (NC500) tourist route. The town offers multiple stores such as Tesco, Boots, Superdrug, Argos, and B&M, as well as banks and a post office. The house is within easy driving distance of all amenities, including the hospital and doctor's surgery. There are many leisure opportunities, including a popular golf course, squash club, and public swimming pool/gymnasium. The town also boasts an airport with links to Aberdeen and Edinburgh and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.

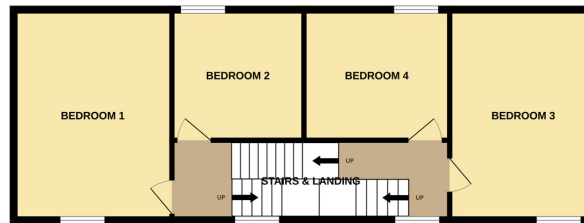


Property Layout

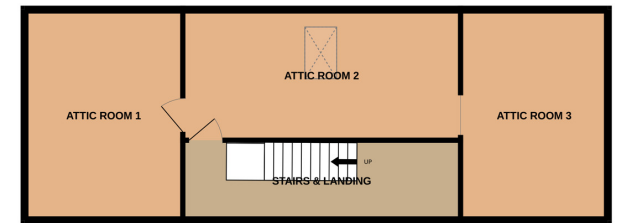
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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- Drone Photography





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