



Main Street, Lybster

Offers Over £93,000



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2 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market; this well presented three bedroomed semi-detached home in the quiet rural village of Lybster. The accommodation within this property consists of a spacious and bright lounge with a beautiful white fireplace with an electric fire. There are two feature arches within the lounge, one gives access to the hallway and the other arch leads to the kitchen. The attractive oak kitchen has a good selection of base and wall units with laminate worktops. Space can be found for a washing machine, dishwasher and fridge freezer as well as a microwave. The kitchen is well presented and enjoys an outlook over the generous rear garden.

There are two double bedrooms both of which are spacious and bright upstairs as well as a boxroom which would make an ideal en suite or dressing room. The shower room benefits from a pedestal basin, a WC and shower quadrant. Externally the garden is accessed by double gates that lead in to the gravel drive. The garden occupies a generous plot and benefits from flower borders as well as a patio area.

Viewing is essential to appreciate the location and size that this lovely home has to offer.



Extra Information

Services

School Catchment Area is - Lybster Primary School / Wick High School

EPC

EPC D

Council Tax

Band A

Tenure

Freehold

Viewing

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

Extras

What3Words:///historic.surcharge.fairy

Key Features

- **TWO BEDROOMS**
- **SOUGHT AFTER LOCATION**
- **OIL HEATING**



Property Photos



Property Photos



Property Dimensions

Vestibule 1.65m x 1.79m

Accessed via a UPVC door, the vestibule has a window, fitted with blinds to the front elevation. There is a pendant light fitting and wooden flooring. A door leads through into the inner hall.

Lounge 3.66m x 4.72m

The bright lounge has a lovely feature papered wall and has an attractive cream fire-place with a faux cast iron surround and electric fire. A large picture window, fitted with blinds can be found to the front elevation and there are also original wooden floor boards. There are wall mounted shelves, coving, a pendant light fitting and double sockets. An arch gives access to the well-presented kitchen.

Rear hall 1.14m x 0.96m

This area of the home has grey painted walls and slate vinyl flooring. There are wall mounted coat hooks and a recessed storage area. A partially glazed UPVC door gives access to the rear garden.

Shower Room 1.81m x 2.18m

This neutrally decorated room benefits from a pedestal basin, a WC and shower quadrant. There is a central heating radiator, mosaic vinyl flooring as well as a chrome and glass light fitting. An opaque window faces the rear elevation.

Inner Hall 3.66m x 0.81m

The inner hall has a feature arch which gives access to the sitting room. A carpet has been laid to the floor; there is a pendant light fitting and central heating radiator. A deep cupboard provides storage as well as housing the electric consumer unit.

Kitchen 2.20m x 4.31m

This room has views towards the golf course and benefits from oak base and wall units. Space can be found for a washing machine, dishwasher, fridge-freezer and microwave. There is a stainless-steel basin, grey laminate worktops and slate vinyl has been laid to the floor. There is florescent lighting and double sockets. A window, fitted with blinds faces the rear elevation and a door leads to the rear hall.

Stairwell

A carpeted stairwell gives access to the first-floor landing. There are two windows to the side elevation as well as a phone point. A hatch gives access to the loft void. There are also two pendant light fittings and a built-in storage cupboard. Doors give access to the shower room, two bedrooms and box-room.

Bedroom One 3.27m x 3.46m

This superb room has a window with curtains to the rear elevation and enjoys an outlook over the countryside as well as the large rear garden. The walls have been painted white and a beige carpet has been laid to the floor. There is a pendant light fitting, coving and double sockets, some of which have built in USB points.

Property

Dimensions

Box Room 1.95m x 1.68m

This room has white painted walls, a pendant light fitting and a beige fitted carpet. It would make an ideal office, en-suite or dressing room.

Bedroom Two 3.13m x 3.47m

This bright room is well-presented and boasts a feature painted wall. There is a pendant light fitting, a central heating radiator and a carpet has been laid to the floor. A built-in cupboard with hanging and shelf space provides storage. A window, dressed with curtains faces the front elevation.

Rear Garden

The rear garden is fully enclosed and accessed by steel gates. There is a raised flower border, a gravel drive and a patio area. The garden benefits from hedging also.

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 Inverness and Aberdeen and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.



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Buying and selling property is a very people orientated business and good communications are essential for a successful move. In recognising this we have employed an experienced sales team. Our talented team of property specialists are among the most knowledgeable and experienced in estate agency in the Scottish Highlands and are genuinely committed to service with a personal touch. All our staff are excellent communicators and are committed to providing the highest level of care and attention throughout the entire moving process.

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Our aim is simple: to provide the best possible service, assist you from start to finish and communicate regularly throughout the whole process – whatever your property matter

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- Drone Photography





All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor(s) ownership. We have not verified the tenure of the property, the type of construction, or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyors, etc., prior to the exchange of contracts.