

Anchorage
Occumster
Lybster

Offers Over £300,000

Yvonne Fitzgerald PROPERTIES

01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

3 BEDS | 1 BATH | 1 RECEPTION



Property **Information**

Yvonne Fitzgerald is delighted to bring to the market this three-bedroom detached bungalow, set in an attractive rural position. The property offers spacious accommodation, including a bright lounge, kitchen, bathroom and three double bedrooms. Further benefits include generous garden grounds, off-road parking and approximately 30 acres of croft land with a range of useful outbuildings.

The property is entered through partially glazed UPVC double doors into a bright inner hallway, which provide access to the main accommodation. The lounge enjoys dual-aspect picture windows with countryside views, together with a feature Fyfe Stone fireplace housing a cast iron stove on a Caithness stone hearth.

The kitchen is fitted with oak wall and base units, laminate worktops and an integrated oven, gas hob and extractor, with additional space for a washing machine and under-counter fridge. A rear vestibule provides access to the outside, while the bathroom is fitted with a bath with shower attachment, a recessed shower, WC and pedestal wash hand basin.

The bungalow offers three well-proportioned double bedrooms. Two of the bedrooms also feature built-in storage, providing useful space for everyday living.

Externally, the property occupies generous garden grounds, mainly laid to lawn with paved areas, off-road parking and a single garage. Beyond the immediate gardens, approximately 30 acres of croft land are included, fenced for livestock with a ditch providing a natural water supply.

The croft land is complemented by a range of useful outbuildings, including a substantial barn measuring approximately 60m x 30m with power and lighting, and a tractor shed measuring approximately 40m x 45m with an adjoining lean-to. There are also two smaller sheds, currently used as stables, both benefiting from power.

Extra **Information**

Services

School Catchment Area is
Lybster Primary / Wick High School

EPC

E

Council Tax Band

C

Tenure

Freehold

Viewing

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

Extras

Key Features

- **Three-bedroom detached bungalow**
- **Attractive rural position**
- **Three bedrooms**
- **Generous garden grounds with lawn and paved areas**
- **Approximately 30 acres of croft land**



Property

Photos









Property

Photos









Property

Photos









Property

Photos





Property
Dimensions

Inner Hall 1.56m x 7.13m & 6.80m x 2.03m

White partially glazed UPVC double doors give access to the inner hallways which are bright and light. Some of the walls have been painted white and have walnut effect laminate laid to the floor and the other inner hallway has been wallpapered and had carpet laid to the floor. There are two useful storage cupboards, three pendant light fittings, a smoke alarm and two central heating radiators. A window faces the front elevation and doors give access to the lounge, kitchen, three bedrooms and the bathroom.

Kitchen 3.99m x 3.76m

The oak country style kitchen has a good selection of oak base and wall units with laminate worktops. There is an integrated single oven with a gas hob and extractor above. Space can be found for a washing machine as well as an undercounter fridge. Vinyl has been laid to the floor, there is a central heating radiator, a smoke alarm, a fluorescent light and a window faces the rear elevation.

Bedroom One 4.11m x 3.07m

This generous room has been wallpapered and has a contrasting painted wall. Carpet has been laid to the floor and there is a pendant light fitting, power points and a central heating radiator. A window facing the side elevation lets plenty of natural light flood in.

Bedroom Two 3.14m x 4.01m

This spacious room has a feature papered wall and a blue fitted carpet. There is a pendant light fitting, a central heating radiator and double sockets. A window faces the side elevation and there is a built-in cupboard.

Lounge 5.06m x 3.92m

The bright lounge benefits from dual aspect picture windows which give countryside views. Within the room are a Fyfe Stone fireplace with a cast iron stove on a Caithness stone hearth, a central heating radiator, power points, a triple light fitting and coving. Carpet has been laid to the floor and there is a feature wallpapered wall.

Rear Vestibule 1.17m x 1.94m

This room has had vinyl laid to the floor. There is a pendant light fitting and a central heating radiator. A two-panel glazed UPVC door leads to the outside.

Bathroom 3.17m x 2.12m

The bathroom benefits from a recessed shower, a bath with a shower attachment as well as a w.c and pedestal basin. Vinyl has been laid to the floor, there is an obscured glass window which faces to the rear of the property, coving and a pendant light fitting. The walls have been partially tiled with wallpaper above and there is a central heating chrome radiator.

Bedroom Three 4.10m x 3.01m

This double room benefits from a built-in cupboard with hanging and shelf space. There is a feature papered wall, coving and a carpet has been laid to the floor. The room also benefits from a central heating radiator, double sockets, a pendant light fitting and a window which faces the side elevation.

Property
Dimensions

Garden Grounds

The property is set within generous garden grounds, laid to lawn with paved areas and an off-road parking area, providing an attractive outdoor space surrounding the home. This property also benefits from a single garage.

Outbuildings and Croft Land

In addition to the immediate garden grounds, the property benefits from approximately 30 acres of croft land, fenced for livestock, with a ditch providing a natural water supply. The croft land also accommodates a range of useful outbuildings, including a barn measuring approximately 60m x 30m with power and lighting, and a tractor shed measuring approximately 40m x 45m with an adjoining lean-to. There are also two smaller sheds currently used as stables, both benefiting from power.



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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Life-changing Experience

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- Drone Photography



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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.