



# Boogardie House, Lybster

**Offers Over £160,000**



**01847 890826**  
**[enquiries@yvonnefitzgeraldproperties.co.uk](mailto:enquiries@yvonnefitzgeraldproperties.co.uk)**

**4 BEDS | 2 BATH | 1 RECEPTION**

## Property Information

This extensive house offers plenty of living space and also opportunities to turn into two separate living accommodations. With two kitchens, two bathrooms and four bedrooms this property could comfortably accommodate a spacious family home with the option to have an annex attached. There are two attic rooms which may be converted to bedrooms making this up to a six-bedroom property giving this property plenty of space for a growing family or for a business such as a B&B or holiday rental. The home owner has recently done some upgrades, which includes, the installation of solar panels, an air source heat pump central heating system and full internal insulation on all outside facing walls

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 C

## Council Tax

Band C

## Tenure

Freehold

## Viewing

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

## Extras

What3Words: [///slid.glimmers.language](https://www.what3words.com/slid.glimmers.language)

## Key Features

- **Four Bedrooms**
- **Two Bathrooms**
- **Two kitchens**
- **Two Attic Rooms**

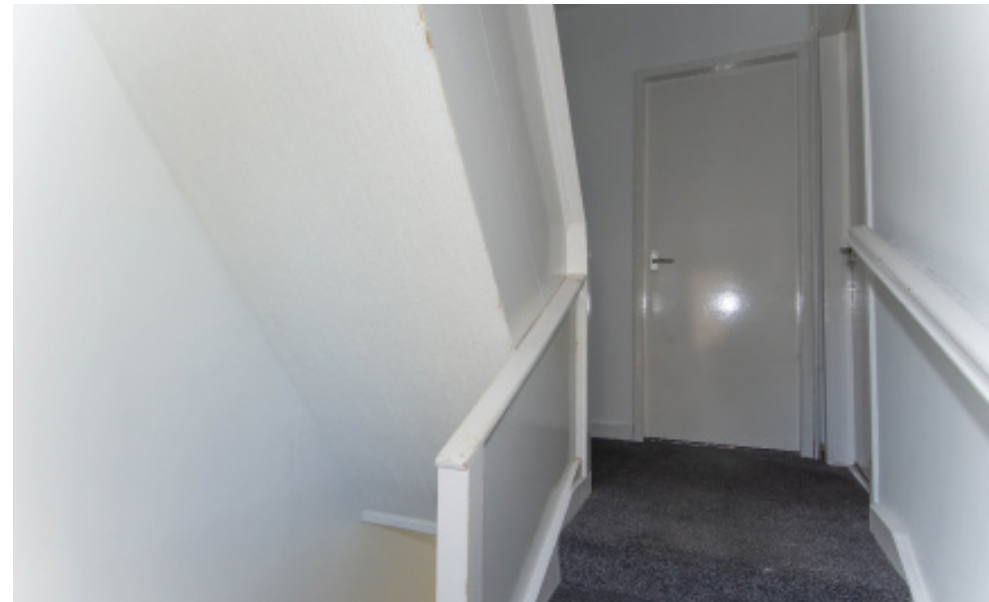




# Property Photos



# Property Photos





# Property Photos



# Property Dimensions

## **Front Hall 3.80m x 1.90m**

Accessed through a partially glazed UPVC door this bright hall is well presented. There are white painted walls and the flooring is ceramic tiling. There is also a storage cupboard that houses the central heating cylinder. Doors lead to the kitchen, bathroom and downstairs bedroom. This room also benefits from a central heating radiator.

## **Bathroom 3.20m x 1.50m**

Although in need of work, this bathroom already has the plumbing in place. There is an opaque window to the rear elevation. This room also benefits from ceramic tile flooring, a central heating radiator and a three-piece chrome light fitting.

## **Passageway 1.60m x 1.60m (Longest & Widest)**

This small passageway provides outside access into the rear garden via a partially glazed UPVC door. The flooring is vinyl and the walls have been papered. This room also benefits from a light fitting. A door leads to the Study/Bedroom.

## **Rear Vestibule 1.60m x 1.10m (Longest & Widest)**

Accessed through a partially glazed UPVC door, this bright vestibule benefits from papered walls and grey vinyl flooring. There is a central heating radiator and pendant light fitting.

## **Kitchen 3.10m x 3.20m**

The kitchen benefits from maple shaker style units with laminate worktops and a tiled splash back. There is a stainless-steel sink with a drainer, space for a washing machine, and also an integral fridge. The cooker has a stainless-steel cooker hood above. A window to the front elevation lets in natural daylight. This room also benefits from coving, ceramic floor tiles, a light fitting and a central heating radiator.

## **Bedroom One 2.38m x 2.89m**

This bright neutrally decorated bedroom is of good proportions and has white and grey painted walls. There is a window to the front elevation, and a central heating radiator. This room also benefits from coving, a ceiling rose and a grey carpet. There is also a pendant light fitting.

## **Study / Bedroom 3.80m x 4.10m**

This bright room has white papered walls; the flooring has been laid to grey carpet. There is a window to the side elevation. Throughout the room ample power points can be found as well as a BT point. There is a central heating radiator and a pendant light fitting.

## **Bathroom 2.50m x 2.50m**

The bathroom benefits from a w.c. and a triton electric shower. There is an opaque window that faces the side elevation. There is a basin that has been built into a vanity unit, the room also benefits from a small storage cupboard. The walls are wall-papered in blue and the flooring is ceramic tiles. There is a central heating radiator, light fitting and extractor fan.

# Property Dimensions

## Open Plan Kitchen / Lounge 5.94m x 3.50m

This well-presented bright room benefits from dual aspect windows that allow plenty of natural light to flood in. The walls have been painted white and there is also a feature floral wall. The open plan kitchen has walnut shaker style base units with laminate worktops. There is an integral oven and sink with drainer. The flooring in the kitchen area is vinyl while in the lounge has been laid to grey carpet. This room also benefits from a central heating radiator and a pendant light fitting. Ample power points can be found throughout.

## Bedroom Two 4.60m x 2.90m

This bright bedroom has brown and white papered walls. A window can be found to the front elevation. This room benefits from a storage cupboard, central heating radiator and pendant light fitting. The flooring has been laid to carpet and ample power points can be found throughout.

## Lounge 4.60m x 3.50m

This spacious lounge has white painted walls with a feature papered wall. A brown carpet has been laid to the flooring. A window can be found to the front elevation. This room benefits from a central heating radiator and a pendant light fitting.

## Attic Room One 3.20m x 3.30m

This partially coombed room has a velux window to the ceiling that allows natural daylight to flood in. This room has a storage cupboard, central heating radiator and a pendant light fitting. A carpet has been laid to the floor.

## Stairs to the 1st floor landing

A curved, carpeted staircase leads to the first-floor landing. A window, that can be found to the rear elevation, makes this a bright space. Doors lead to two bedrooms and a lounge.

## Bedroom Three / Study 2.70m x 1.80m

This convenient room has white papered walls. A window can be found to the front elevation. The flooring is laid to grey carpet and there is a pendant light fitting. Ample power points can be found throughout.

## Stairs to 2nd floor landing

A straight flight of carpeted stairs leads to the 2nd floor landing. There is a velux window to the ceiling. Doors lead to both attic rooms.

## Attic Room Two 4.40m x 3.30m

This bright room benefits from a velux to the ceiling. A carpet has been laid to the floor. There is a central heating radiator and spotlights can be found above.



# Property Dimensions

## Garden

The garden is accessed by the rear of the house and also through an alleyway between Boogarde and the neighboring property. The garden is planted with mature shrubs and trees and benefits from sea views. Mainly laid to lawn, the garden, is surrounded by a traditional stone dyke wall and ranch style fencing. To the side of the garden are some good-sized sheds with ample storage space.

## 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.



## Moving home can be a **Life-changing Experience**

Moving home is not complicated but it can be a daunting prospect and we recognise that your home is probably the largest single investment you will ever make.

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.

We offer the widest range of property services in the vicinity, all under one roof, and will always strive to achieve the best price for your property without being unrealistic.

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

## **Why Choose Yvonne Fitzgerald Properties**

- Global exposure of properties through our cutting edge website and major national portals including Rightmove, Prime Location, Zoopla, On The Market, S1 Homes, Nestoria, Trovit and many more.
- Quality colour printed sales particulars with bespoke options and floor plans.
- Comprehensive database of applicants matching quality sellers to buyers
- 360 Virtual Matterport Tour with doll house view, measuring tool and 3d floor plan.
- Top three selling agent in the Highlands in 2021 and 2022 for number of properties sold.
- Largest independent estate agency in the Highlands.
- No upfront fees.
- All calls and emails monitored out of hours.
- We oversee the whole sales process from start to finish.
- Over 25 Years Experience.
- 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.