



# Mowat Place, Lybster

Offers Over £95,000



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

**3 BEDS | 1 BATH | 1 RECEPTION**

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this stylish three-bedroom mid terraced home in the village of Lybster. Upgraded by the present owners, this beautiful home offers comfortable family living at its best.

On the ground floor there is a beautiful lounge with an oak mantle and cosy stove fire. The tastefully decorated grey Shaker style kitchen benefits from integral appliances and has plenty of space for a table and chairs. The beautiful bathroom is well presented and has a bath with a shower above, with the basin built into a white high gloss vanity unit. There are three beautifully decorated double bedrooms, all of which benefit from built in storage. Throughout the home are oak doors, with the house having been decorated to a high standard throughout.

There is a generous garden plot to the rear which is mainly laid to lawn and benefits from a block-built storage shed. The front garden is fully enclosed and has also been laid to lawn with some plants and a wooden boundary fence. The house is also serviced by oil central heating.

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 - D

## Council Tax

Band - A

## Tenure

Freehold

## Viewing

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

## Extras

# Key Features

- **Attractive three-bedroom family home**
- **Bright and spacious accommodation throughout**
- **Stylish modern kitchen with integrated appliances**
- **Excellent built-in storage throughout the property**



# Property Photos



# Property Photos



# Property Photos



# Property

## Dimensions

### Hallway 3.80m x 2.22m (Longest & Widest)

Accessed via a UPVC door, this bright and spacious hallway benefits from wood-effect vinyl flooring. The walls have been papered, and above a pendant light fitting, smoke alarm and coving can be found. This room also benefits from a storage cupboard with hanging and shelf space, central heating radiator, and there is also a window to the front elevation. Doors lead to the lounge, kitchen and bathroom. A carpeted staircase with a turn leads to the top landing.

### Kitchen 4.06m x 2.70m

This stunning modern kitchen benefits from grey shaker-style wall and base units, with a wood-effect laminate worktop and complementary white tile splashback. There is a sink with a drainer and mixer tap. This kitchen also benefits from an integral oven, four-ring hob and modern extractor hood above. There is also an integrated fridge/freezer, and a dishwasher can also be found. Above there is a pendant light fitting, heat detector and coving. A window faces the rear elevation that lets in a lot of natural daylight; there is also a UPVC door that leads to the rear garden. The walls have been painted, and the flooring has been laid with wood-effect vinyl. A large storage cupboard can also be found. There is also a central heating radiator on the wall, and ample power points can be found throughout this room.

### Bedroom One 3.05m x 3.41m

This bedroom is of good proportions; the walls have been papered and painted, and the flooring has been laid to carpet. A window faces the rear elevation that lets in a lot of light, and this room also benefits from a storage cupboard that has hanging and shelf space. Above a pendant light fitting and coving can be found. There is also a central heating radiator on the wall, and ample power points can be found throughout.

### Lounge 4.09m x 3.55m

The lounge has a large UPVC window to the front elevation that lets in a lot of natural light. This room features a multi-fuel burner with a flagstone hearth. Above a pendant light fitting and coving can be found. The walls have been painted light grey with a blue-painted chimney breast. The floor has been laid with light grey carpet, and a central heating radiator can be found on the wall. This room also benefits from ample power points throughout.

### Bathroom 2.16m x 1.65m

This modern bathroom was recently fitted in 2022. This room benefits from a w.c. and a freestanding sink with a mixer tap that has been built into a high-gloss unit with storage space below. An opaque window faces the rear elevation. This room also benefits from an electric shower over a bath with a glass screen and wet wall surround. The flooring has been laid with mosaic-style vinyl, and the walls have been painted neutrally. Above there is a pendant light fitting, and a modern upright towel heater can be found on the wall.

### Staircase to top floor landing 3.36m x 2.92m (Longest & Widest)

A carpeted staircase with a turn leads to the top landing. There is a window that faces the front elevation. There is also a large storage cupboard with hanging and shelf space; this cupboard also benefits from a power point. The walls have been papered, and the floor has been laid to be carpeted. Doors lead to all three bedrooms.

### Master Bedroom 3.61m x 4.37m (Longest & Widest)

The master bedroom has papered walls, and the flooring has been laid to carpet. This room benefits from a window that faces the front elevation, and there is also a good-sized storage cupboard with hanging and shelf space. Above there is a pendant light fitting and coving; there is also a central heating radiator on the wall.

# Property

## Dimensions

### **Bedroom Three 4.10m x 3.41m (Longest & Widest)**

This bedroom benefits from a window that faces the front elevation, and a central heating radiator can be found on the wall. The walls have been painted, and the flooring has been laid with a grey carpet. This room also has a storage cupboard that has hanging space and also houses the hot water cylinder. Above there is a pendant light fitting, and this room also benefits from coving.

### **Garden**

The front garden is enclosed and has mainly been laid to lawn; there is a path that leads to the front door.

The rear garden is mainly laid to lawn; this garden benefits from a mature tree and a block-built shed that measures approximately 3.06 m x 1.55 m internally. The oil boiler and tank are also housed in the rear garden.

## 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

## **Why Choose Yvonne Fitzgerald Properties**

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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.