



Highwinds, Lybster

Offers Over £300,000



01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

3 BEDS | 2 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to present this stunning detached home, set in a sought-after rural location and enjoying breathtaking panoramic views towards Dunbeath Castle and Berriedale.

This beautifully presented property offers spacious and flexible accommodation over two levels. The stylish lounge features a woodburning stove set on a Caithness flagstone hearth and benefits from sliding doors opening onto the patio, perfectly positioned to take in the spectacular surroundings. The impressive kitchen is well-appointed with quality fittings, including integrated appliances and a feature brick wall, providing an ideal space for both everyday living and entertaining. A ground floor bedroom, along with a well-equipped utility/shower room, adds to the practicality of the home.

Upstairs, the property offers two further generously sized bedrooms, both with built-in storage, along with a luxurious Jack 'n' Jill bathroom complete with freestanding bath and separate shower.

Externally, the property sits within approximately one third of an acre of beautifully maintained grounds, accessed via a gravel driveway. The gardens are mainly laid to lawn with mature planting, and also feature a patio area and a large polycrub, making the most of the stunning rural setting.

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 - D

Tenure

Freehold

Viewing

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

Extras

Key Features

- Detached home in a sought-after rural location
- Stunning panoramic views towards Dunbeath Castle and Berriedale
- Integral double garage with power and lighting
- Generous garden grounds extending to approximately one third of an acre



Property Photos



Property Photos



Property Photos



Property Photos



Property

Dimensions

Inner Hall 2.09m x 3.28m & 5.86m x 0.97m

The bright hallway boasts two oak built in cupboards, oak flooring and coving. There are three industrial light fittings as well as a smoke alarm, a central heating radiator and chrome sockets throughout. Stairs lead to the first floor and doors give access to the lounge, kitchen, bedroom and utility/shower room.

Kitchen 8.54m x 2.85m

This stunning room has wooden flooring fitted throughout. There is a feature brick wall, coving as well as blue base, wall and full height units with wooden worktops. The kitchen benefits from two Smeg fan double ovens and drop-down light fittings. There is an integral fridge and dishwasher and two windows face the front elevation. This kitchen also benefits from a Smeg five ring gas hob with a chimney extractor above. Chrome sockets have been fitted throughout. There are also two central heating radiators and a Welsh Dresser which provides further storage.

Rear Vestibule 3.61m x 2.64m

Accessed via a partially glazed UPVC door, the vestibule is of good proportions. The walls have been painted and the floor is laid with oak flooring. There are power points throughout as well as a central heating radiator and ceiling downlighters. A window, fitted with wooden blinds, faces the side elevation. Oak doors give access to the integral garage and inner hall.

Stairwell 4.41m x 1.56m

A carpeted stairwell gives access to the first-floor landing where there are two velux windows and storage into the eaves. There is a smoke alarm, power points throughout and two industrial light fittings. Oak doors give access to the generous bathroom and two more beautifully presented bedrooms. The floor has been laid to carpet.

Lounge 3.97m x 6.67m

The stylish lounge has a feature woodburning stove which sits on a Caithness Flag hearth with an oak beam above. There are three central heating radiators, coving as well as two drop down light fittings which make a focal point within this room. A carpet has been laid to the floor and a window dressed with blinds faces the front elevation. Sliding doors give access to the patio area of the garden. The views from this room are superb and offer panoramic views towards Dunbeath Castle and Berriedale.

Shower/Utility Room 2.44m x 3.18m

The utility/shower room benefits from beech base and wall units with laminate work tops. There is a stainless-steel sink with drainer, a WC and space for both a washing machine and a tumble dryer. The shower has been fitted with wet-wall throughout and there is also a chrome towel ladder radiator. Vinyl has been laid to the floor, there is an extractor fan, ceiling down lighters and coving. An opaque window which has been dressed with blinds faces the rear elevation.

Bedroom One 3.75mx 3.18m

The downstairs bedroom is beautifully presented and benefits from oak built-in wardrobes with both hanging and shelf space. There is coving and a carpet has been laid to the floor. This room benefits from a chrome light fitting and has a window, dressed with curtains to the side elevation.

Bedroom Two 4.63m x 4.01m

This superb room benefits from walnut built-in chests and wardrobes. There are dual aspect windows, a fan as well as wall lights and a central heating radiator. The floor is laid to wood and there is also a wall mounted TV bracket.

Property

Dimensions

Jack 'n' Jill Bathroom 2.96m x 3.30m

This beautiful room boasts a freestanding bath as well as a WC, pedestal basin and a shower enclosure. The walls have been tiled throughout; there is a chrome towel ladder radiator as well as a wall mounted mirror. A Velux window allows plenty of natural daylight flood through and there are also ceiling down lighters. A door leads to the third bedroom.

Integral Double Garage 4.04m x 10.36 (L&W)

The double garage is spacious and houses the central heating boiler. There are dual aspect windows, power points as well as fluorescent lighting. The garage also houses the hot water cylinder. A door gives access to the patio area of the generous gardens.

Bedroom Three 4.00m x 4.04m

This tastefully decorated bedroom boasts two sets of built-in wardrobes which provide hanging and shelf space. There are wall lights, a central heating radiator as well as a fitted carpet. This generous double room also benefits from dual aspect windows, an arial point and a hatch which gives access to the loft void.

Garden

The garden grounds extend to one third of an acre and are accessed via a gravel drive. The front garden is laid to lawn with flower borders. The gardens are sectioned off to separate areas which include a patio area as well as a large polyroom.

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.



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.