



**Brisan,
Skaill Avenue,
Main Street,
Lybster**

Offers Over £260,000



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4 BEDS | 2 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this stunning detached bungalow, set within a sought-after location in Lybster and enjoying panoramic views across the surrounding countryside and towards the North Sea. Offering spacious and versatile accommodation, together with four bedrooms, an integral garage and beautiful enclosed garden grounds.

The property is entered through a welcoming vestibule, which leads into the front hall and provides access to a bright family room, utility room and one of the bedrooms. The family room enjoys a large front-facing window, perfectly positioned to take in the stunning views across the North Sea.

There is a spacious inner hallway that provides access to the remaining accommodation and benefits from excellent built-in storage. The generously proportioned lounge is a particularly bright and attractive room, with dual aspect windows offering panoramic sea views. The kitchen is also of good proportions and is fitted with a range of wooden wall and base units, integrated cooking appliances and a useful storage cupboard.

There are four bedrooms in total, with two enjoying beautiful views towards the sea. Several bedrooms benefit from useful built-in storage, making this an ideal home for family living. The accommodation is completed by a family bathroom fitted with a bath and electric shower, together with a separate WC.

Externally, the property enjoys a stunning enclosed garden, mainly laid to lawn and complemented by mature shrubs and a wrap-around path. The setting allows the garden to take full advantage of the panoramic views across the surrounding countryside and towards the North Sea, providing a beautiful outdoor space to relax and enjoy the coastal surroundings.

Further benefits include a useful utility room, large single integral garage with an electric roller door and ample storage throughout. The property also benefits from a boiler and oil central heating system installed in 2021, and the property was also reharled in 2021.



Extra Information

Services

School Catchment Area is Lybter Primary School / Wick High School

EPC

E

Council Tax Band

E

Tenure

Freehold

Viewing

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

Extras

What3Words: [///limped.interlude.saved](#)

Key Features

- Stunning detached bungalow in sought-after Lybster location
- Panoramic views towards the North Sea and surrounding countryside
- Intergral Garage
- Excellent Storage
- Boiler and oil central heating system installed in 2021



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Dimensions

Vestibule 2.41m x 2.02m

Accessed through a half glazed UPVC door with half glazed side panel. The walls have been papered and wood effect vinyl has been laid to the floor. Above there is a pendant light fitting, coving and there is a central heating radiator to the wall. Doors lead to the front hall and inner hallway.

Family Room 3.96m x 4.11m

This lovely bright room has papered walls and a fitted carpet. There is a large window that faces the front elevation, that takes in stunning views over the North Sea. There is a pendant light fitting, coving, central heating radiator and ample power points can be found throughout.

W.C. 1.47m x 0.79m

This compact room has a W.C. with sink, a central heating radiator, a pendant light fitting and coving can be found above. The room has been wallpapered and vinyl flooring laid to the floor. A window faces the rear elevation.

Bedroom One 3.94m x 3.18m (Longest & Widest)

This room has floral papered walls and a neutral carpet has been laid to the floor. There are ample power points, a central heating radiator, coving and a dimmable pendant light fitting. There is a large storage cupboard with double doors that has hanging and shelf space. A window faces to the rear elevation.

Front Hall 2.99m x 0.96m

The walls have been papered and carpet has been laid to the floor. There is a pendant light fitting, smoke alarm and a hatch to the loft void. Doors lead to the family room, utility room and a bedroom.

Utility Room 4.60m x 1.76m (Longest & Widest)

This useful room has a base unit with a stainless-steel sink, space for a washing machine and tumble dryer. The floor has been laid with tile effect vinyl and the walls have been papered. This room also benefits from a central heating radiator, pendant light fitting, coving and a window facing the rear elevation. Doors lead to the w.c. and the integral garage.

Integral Garage 5.97m x 3.82m

This useful large single integral garage has an electric roller door to the front elevation, as well as an UPVC pedestrian door with glazed panel to the side elevation. This room has a concrete floor, with a window that faces to the side elevation and a pendant light fitting can be found above.

Inner Hallway

Accessed through a glazed panel wooden door, the inner hallway has carpet laid throughout and the walls have been papered. There are four pendant light fittings, a smoke alarm, coving and power points. Also in the hallway are three storage cupboards one of which houses the central heating boiler and hot water cylinder, the other two provide hanging and shelf space. Doors lead to the lounge, kitchen, bathroom, bedrooms and rear vestibule.

Property Dimensions

Lounge 6.09m x 4.22m

This exceptionally bright room features dual aspect windows that face to the front and side elevation that take in stunning views over the North Sea. The walls have been papered and the floor has been carpeted. Ample power points can be found throughout. This room also benefits from a central heating radiator, coving, smoke alarm, a pendant light fitting and wall lights.

Bedroom Two 4.14m x 3.86m

This bedroom has a window that faces to the side elevation, that takes in stunning sea views. Carpet has been laid to the floor and the walls have been papered. There is a pendant light fitting, coving and a central heating radiator.

Bathroom 2.10m x 2.05m

The bathroom benefits from a pedestal sink, w.c. and an electric Triton shower over the bath with wet wall surround. The walls have been papered and tile effect vinyl has been laid to the floor. Above there is a pendant light fitting and coving. There is also a central heating radiator to the wall. An obscured glass window faces to the rear elevation.

Rear Vestibule 1.18m x 1.37m

The rear vestibule has been wall papered and vinyl laid to the floor. There is a pendant light fitting, coving and a UPVC glazed door leads to the garden.

Kitchen 4.85m x 3.16m

The kitchen is of good proportions. There are wooden wall and base units with laminate worktops and a tiled splash back. A stainless-steel sink with drainer and mixer tap has been set into the worktop and there is an integrated oven with electric hob above. Also within the room is a large storage cupboard with shelf space and this also houses the electrical consumer unit. There are two large windows which face the side elevation, that let natural light flood into the kitchen. Vinyl has been laid to the floor and the walls have been papered, there are two pendant light fittings, coving, a heat detector and a central heating radiator.

Bedroom Three 3.75m x 3.09m

This room has a window with sea views to the side elevation. The floor has been carpeted and the walls have been papered. There is also an alcove storage area, coving, a pendant light fitting and central heating radiator.

Bedroom Four 3.21m x 3.18m

This nicely proportioned room has a built-in storage cupboard with hanging and shelf space. Carpet has been laid to the floor and the walls have been papered. There is a pendant light fitting, central heating radiator and a window facing the rear elevation.

Garden & Grounds

The property benefits from a stunning enclosed garden, mainly laid to lawn and complemented by a wrap-around path and mature shrubs. The garden enjoys panoramic views across the surrounding countryside and towards the North Sea, providing a beautiful setting to enjoy the outdoor space. The oil tank is also housed within the 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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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.