



# Westbourne Cottage, Lybster

Offers Over £185,000



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**3 BEDS | 2 BATH | 1 RECEPTION**

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this attractive and well-presented family home, offering spacious accommodation over two levels.

On the ground floor, a welcoming hallway leads to a bright and generous lounge featuring a cosy woodburning stove, as well as a stylish, modern kitchen complete with integrated appliances and a central island—perfect for both everyday living and entertaining. A large utility room provides additional practicality and access to the rear garden, while a well-appointed family bathroom completes the lower level.

Upstairs, the property boasts three well-proportioned bedrooms, including a spacious master with excellent storage. A contemporary shower room serves the upper floor, enhancing convenience for family living.

Externally, the property benefits from enclosed garden grounds to the front and rear, with areas laid to lawn and patio. Further enhancing this superb home is a large detached garage and additional storage space, making it an excellent choice for a growing family or those seeking generous living space in a desirable setting.

The village of Lybster which is located approx one mile away 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 - E

## Council Tax

Band - D

## Tenure

Freehold

## Viewing

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

## Extras

What3Words: [///buglars.confined.polygraph](https://www.what3words.com/#!/en-gb/buglars.confined.polygraph)

# Key Features

- **Attractive and well-presented family home**
- **Spacious accommodation over two levels**
- **Stylish modern kitchen with central island**



# Property Photos



# Property Photos



# Property

## Dimensions

### Hallway 5.50m x 1.90m (Longest & Widest)

This welcoming hallway is accessed via a UPVC door with a half-glazed panel. The walls have been painted, and the flooring has been laid to wood-effect vinyl. Above two light fittings, coving and a smoke alarm can be found. There is also a central heating radiator on the wall. Doors lead to the lounge, kitchen and utility room. A carpeted staircase leads to the first-floor landing.

### Kitchen 5.01m x 4.05m

This well-equipped modern kitchen benefits from white gloss base and wall units with complementary wood-effect laminate worktops and a matching wood-effect splashback. There is a sink with a drainer and mixer tap. The kitchen also has a variety of integrated appliances, including an electric oven with a microwave above, a large fridge and freezer, a dishwasher and a four-ring electric hob with a built-in extractor hood above. There is a feature island with storage space and a seating area. The walls have been painted, and the flooring has been laid with vinyl. A large window faces the front elevation that lets in a lot of light, making this a very bright space, and there is also a central heating radiator on the wall. Above two light

### Bathroom 2.08m x 2.91m

This spacious bathroom has a WC and a sink with built-in storage below and a fitted mirror above. There is a P-shaped bath with an electric Triton shower above, with a wet wall surround. There is an opaque window that faces the rear elevation, and the floor has been laid to tile-effect vinyl. Above there is a light fitting, and there is also a central heating radiator on the wall.

### Master Bedroom 3.71m x 4.16m

This large room has slightly coombed walls to the front elevation and has a feature papered wall; the remainder has been painted, and the floor has been laid to carpet. Above there is a light fitting and coving; there is also a Velux that faces the front elevation. The room benefits from two large storage cupboards with hanging and shelf space. There is a central heating radiator on the wall, and ample power points can be found throughout.

### Lounge 4.76m x 4.01m

This spacious and bright lounge has a feature woodburning stove with a wooden mantle and Caithness flagstone hearth. There is a feature papered wall, and the remaining walls have been painted, and the flooring has been laid to carpet. This room benefits from a large UPVC window to the front elevation that lets in a lot of natural daylight. Above a light fitting, coving and a smoke alarm can be found; there is also a central heating radiator on the wall.

### Utility Room 2.88m x 2.70m

This large and useful utility room benefits from wood base units and a laminate worktop. There is a stainless-steel sink with drainer and mixer tap, and there is space below for a washing machine. The walls have been painted neutrally, and the flooring has been laid to wood-effect vinyl. There is also a window that faces the rear elevation and a door that leads into the rear garden. This room also has a storage cupboard that has hanging and storage space. Above there is a light fitting, and there is also a central heating radiator on the wall.

### Stairs to first floor landing 2.70m x 3.95m (Longest and Widest)

A carpeted staircase leads to the first-floor landing. The walls have been painted and the floor has been laid with carpet. There is a Velux window that lets in a lot of light, and this area also benefits from a large storage cupboard. Above a light fitting and smoke alarm can be found. Doors lead to three bedrooms and the upstairs shower room.

### Shower Room 2.29m x 2.74m

This shower room benefits from a w.c. and a walk-in electric Triton shower. There is a sink with built-in storage below and a fitted mirror above, and an opaque window faces the rear elevation. Above there is a light fitting, and this room also benefits from an upright heated towel rail. The walls have been painted, and the flooring has been laid with vinyl.

# Property

## Dimensions

### **Bedroom Two 5.12m x 2.77m (Longest & Widest)**

This well-proportioned room has papered walls, and the flooring has been laid to carpet. There is a large window that faces the rear elevation, and there is a central heating radiator on the wall. Above a light fitting can be found, and ample power points can be found throughout the room.

### **Storage Room / Shed 2.00m x 2.90m**

This useful room has power, and plenty of storage space can be found throughout. The walls are stone and the flooring is concrete. Power points can also be found throughout this space.

### **Garden**

The front garden is enclosed and is mainly laid to lawn; the oil tank and combi oil boiler can be found. This space also benefits from a wooden patio area.

The rear garden is enclosed has a paved area, where a greenhouse can be found, the remaining area has been laid to lawn.

### **Bedroom Three 3.91m x 3.97m**

This room has slightly coombed walls, and a Velux can be found on the front elevation. The walls have been painted, and the flooring has been laid with carpet. Above a light fitting and spotlight can be found; there is also a central heating radiator on the wall. Ample power points can be found throughout.

### **Garage 9.10m x 4.13m**

This large block-built detached garage is accessed through either the large wooden double doors at the front or the pedestrian door at the side. The walls are stone and the flooring is concrete. There is power to the garage and a variety of lights can be found above. There is a useful workbench area with storage space and shelving can also be found throughout the garage.

## 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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