



Main Street, Lybster

Offers Over £145,000



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4 BEDS | 2 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this recently renovated period home in the village of Lybster. Immaculately presented throughout, this wonderful property offers flexible and comfortable accommodation over three levels.

Internally this home benefits from a spacious and bright family lounge which has a feature wooden fireplace with a stove fire. A fully glazed door within the lounge gives access to the beautiful rear garden. There is also a well-presented dining room just off the lounge which gives access to the stylish kitchen. The kitchen is new and has been fitted with grey Shaker style base and wall units with laminate worktops. There is also a single oven, hob and chimney extractor hood within this lovely room.

A modern shower room with a built-in basin completes the downstairs living accommodation. A carpeted stairwell gives access to the first floor where there is a spacious bathroom which has a bath as well as a shower and two generously proportioned double bedrooms. One of these bedrooms benefits from a sink as well as an original feature fireplace. There is scope within this bedroom to install an en suite bathroom. Further stairs lead to the second-floor landing where there are two attic bedrooms, both freshly decorated. Externally there is a well-established garden to the rear and a patio area. A stone byre which adjoins the house could be used for storage or for further accommodation.

This is a lovely home in walk in move condition which has to be viewed to be appreciated.

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, Wick High

EPC

EPC - E

Council Tax

Band - B

Tenure

Freehold

Viewing

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

Extras

Key Features

- **Four Bedrooms**
- **Dining Room**
- **Traditional Build**
- **Village Location**



Property Photos



Property Photos



Property Photos



Property Dimensions

Inner Hall 4.01m x 2.26m

Accessed via a two-panel glazed door, the inner hall is well presented with grey painted walls and a ceramic tiled floor. There is an understairs cupboard, a pendant light fitting and a central heating radiator. Stairs lead to the first floor and doors give access to the lounge and dining room.

Dining Room 4.05m x 2.43m

This well-proportioned room benefits from a phone point as well as electrical sockets and a modern light fitting. A carpet has been laid to the floor and doors give access to the lounge, kitchen and inner hall.

Rear hall 1.83m x 0.92m

This area of the home has a grey painted walls and a tiled ceramic floor. There is a pendant light fitting, a door gives access to the shower room and a partially glazed UPVC door leads to the rear garden.

Top Landing 3.91m x 2.31m

A carpeted stairwell gives access to the first-floor landing where a window faces the front elevation. There is a pendant light fitting and white four panel doors give access to two generous bedrooms.

Lounge 4.80m x 4.83m

The beautiful lounge has two windows to the front elevation and a fully glazed door the rear that gives access to the rear of the property. There are two central heating radiators, a contemporary light fitting as well as a heat detector, smoke alarm and carbon monoxide detector. A focal point within this room is the beautiful wooden fireplace with a stove that sits on a Caithness Flag hearth. The lounge also benefits from a recessed alcove which provides storage, a phone point, electrical sockets. The lounge also benefits from coving throughout.

Kitchen 3.09m x 2.60m

The stylish kitchen has new grey base and wall units with splash backs and laminate worktops. There is a white sink with a drainer, an integral washing machine. The induction cooker has a stainless-steel chimney extractor above. There is also an integral oven. The kitchen also benefits from coving and ceramic tiles have been laid to the floor. There are ceiling downlighters, a window faces the rear elevation and a door gives access to the rear hall.

Shower Room 1.77m x 1.76m

The new shower room benefits from a white WC and a basin that has been built into a blue vanity unit. Wet wall has been installed within the shower enclosure and vinyl has been laid to the floor. This room benefits from a pendant light fitting, a wall mounted heater and has an opaque window that faces the side elevation.

Bedroom One 4.83m x 4.87m

Immaculately presented, this bright room boasts dual aspect windows. There is a shelved storage cupboard, a central heating radiator and also double sockets. A carpet has been laid to the floor.

Property

Dimensions

Bedroom two 4.83m x 4.87m

This generous room boasts a pedestal basin with a mirror above as well as a built-in cupboard. A window faces the front elevation and a carpet has been laid to the floor. A fireplace with a tiled surround and cast-iron hearth makes a focal point within this room. There is also a pendant light fitting, a central heating radiator and double sockets.

Second floor landing 3.59m x 3.52m

This area of the home benefits from a velux window. There is a pendant light fitting, smoke alarm as well as a power point and a large cupboard. Carpet has been laid to the floor and doors give access to two attic bedrooms.

Bedroom Four 3.59m x 4.13m

This immaculately presented bedroom has white painted walls and a grey fitted carpet. There is a panel heater, double sockets as well as ceiling downlighters. A velux window to the rear enjoys an outlook over the countryside and garden.

Bathroom 4.01m x 2.34m

The beautiful bathroom benefits from a bath as well as a shower enclosure. There is a pedestal basin, WC as well as a central heating radiator. This room benefits from ceiling downlighters and has an opaque window to the front elevation. Tiling has been fitted within the shower enclosure and also above the bath.

Bedroom Three 4.71m x 3.55m

This bright room is partially coombed and benefits from ceiling downlighters as well as an electric panel heater. There are double sockets, a central heating radiator and a carpet has been fitted to the floor. This is a generous bedroom.

Rear Garden

The beautiful garden has been landscaped. There is a patio area, flower borders as well as trees and hedging. A stone outbuilding provides further storage.

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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