



# CHURCH APARTMENTS, LYBSTER

Offers Over £160,000



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

## Property Information

This is a fantastic opportunity to purchase a stunning apartment with period features within a converted church building. This magnificent home boasts arched windows, high quality finishings throughout and is in excellent decorative order. The property is accessed through an immaculately presented communal hallway which is shared with two other dwellings. Access to the apartment is through a hardwood door which leads in to a small vestibule, off which there is a Utility Room. A further half glazed hardwood door then leads to the well-presented open plan kitchen/family room. The kitchen is stunning with sage green units, solid oak worktops and good quality integral appliances. The kitchen is located on the ground floor of this stylish home as is the utility room and an en suite bedroom. Throughout this wonderful home, plenty of natural daylight floods through and a staircase gives access to the first floor where there is an amazing lounge which features two arched windows. This room is spacious, light and bright, with oak doors which lead to two further tastefully decorated bedrooms.

Plenty of parking can be found on street to the front of the property. Viewing is highly recommended to appreciate both the size, quality and period features that this lovely family home has to offer. Located on the main NC500 route, the village of Lybster has a pretty harbour with a Heritage Centre, hotels, Cafes, Convenience Store/Off Licence, Post Office, A Doctors Surgery with Dispensing Pharmacy 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 the Inverness to Wick 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

D

## Council Tax

C

## Tenure

Freehold

## Viewing

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

## Extras

Not Specified

# Key Features

- PERIOD FEATURES
- THREE BEDROOMS
- THREE BATHROOMS
- SUPERB HOME
- JUST OFF NC500



# Property Photos



# Property Photos



# Property

## Dimensions

### Front Vestibule 1.16m x 1.71m

Accessed via a hardwood door, this area of the home has painted walls with an Infra Red Heating Panel and engineered oak flooring. There is coving and a ceiling downlighter. A hardwood door gives access to the utility room and a further half glazed hardwood feature door leads to the stylish kitchen.

### Downstairs Inner Hall 0.97m x 4.30m

The beautiful inner hallway off the stylish Kitchen/Family Room features pull out understairs storage and a useful storage cupboard. There is a smoke alarm and heat detector, as well as ceiling downlighters. Oak engineered flooring has been laid to the floor and an oak door gives access to bedroom one.

### Lounge: 5.50m x 6.74m

The superb lounge features two arched windows with curtains and a ceiling beam. This magnificent room has coving and oak laminate flooring. There are ceiling downlighters, a inter connected heat censor and smoke detector has several double sockets and light switches., a TV socket with HDMI Cable There are two Infra Red heaters and one smart panel heater. A feature within the room is the ornamental oak fireplace, which adds character. Double doors lead to Bedroom Two. A further four panel oak door gives access from the lounge to the third en suite bedroom.

### Kitchen 5.96m x 5.45m

This stylish room has beautiful sage green units with solid oak worktops. There is an integral dishwasher, 2 integral freezers as well as a ceramic hob. Above the hob is a stainless-steel extractor hood and a feature glass splashback. This wonderful room also benefits from a built-in Bosch microwave combination oven and a Neff slide and hide single oven. Oak engineered wood flooring has been laid to the floor. There are ample sockets two of which include USB points as well as ceiling downlighters. Two windows can be found to the front elevation and there is also plenty of space for a large dining table as well as a sofa. This is a beautiful reception room with two feature Infra Red Heating Panels. The opening gives access to the internal hallway and stairs leading to the first floor.

### Utility 2.14m x 1.34m

This room has a laminate worktop and services for a washing machine and tumble dryer. It houses the electric consumer units as well as household appliances. Coat hooks have been fitted to the wall, there is engineered oak flooring and a ceiling downlighter.

### Bedroom One 4.23m x 2.07m

This beautiful en suite bedroom has neutral painted walls and oak laminate flooring. There is a built-in wardrobe with sliding doors and hanging and shelf space, coving and a window. This spacious room also benefits from several double sockets and light switches plus two Infra Red feature heating Panels

### Bedroom One En suite 1.19m x 2.98m

The shower room is well presented, with a white WC, a pedestal sink and a recessed shower cubicle with dual head shower. There are ceramic floor tiles with wet wall fitted throughout to both walls and ceiling. It also benefits from a chrome towel ladder radiator, an extractor fan and ceiling downlighters. There is also a wall mounted shelf, an illuminated mirror and chrome toilet accessories.

### Bedroom Two 4.30m x 3.07m

This delightful room is spacious and bright. There is coving, ceiling downlighters and double sockets. This bedroom benefits from oak laminate flooring and a superb arched window. There is a phone /internet point and several double sockets. A feature Infra Red Heating Panel A door gives access to the stylish en suite shower room.

# Property

## Dimensions

### **Bedroom Two En Suite 1.19m x 2.98m**

This immaculately presented room benefits from having a white WC, a pedestal sink and a recessed shower with double head shower unit. This room has been fitted throughout with wet wall and benefits from an extractor fan as well as ceiling downlighters. A chrome tower ladder radiator has been fixed to the wall. This room boasts a wall mounted mirror, a dimplex heater and ceramic floor tiles.

### **Bedroom Three 5.19m x 2.66m**

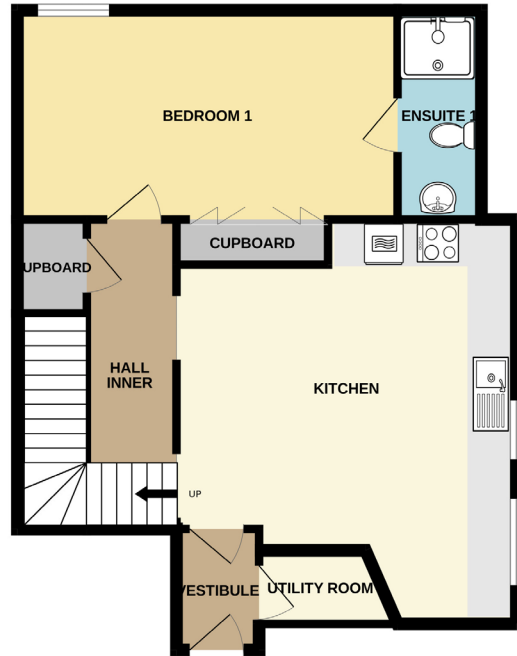
This tastefully decorated room has an attractive arched window to the front elevation. There is a ceiling beam which makes a feature within this spacious room as well as oak laminate flooring. This room also benefits from ceiling downlighters, several sockets (1 with USB). A feature infra red wall heater. An oak door gives access to the en suite shower room.

### **Bedroom Three En Suite 2.40m x 1.97m**

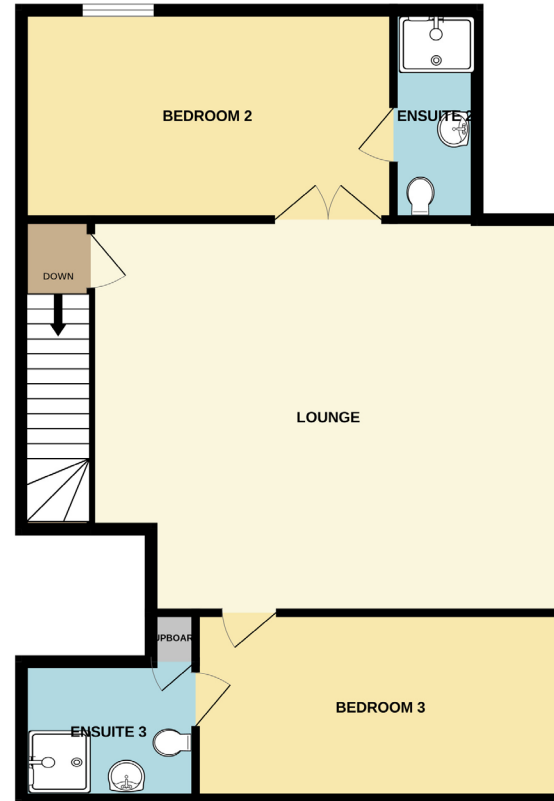
This beautiful room boasts a recessed shower with dual shower attachments. There is a white pedestal sink, a WC as well as a chrome towel ladder radiator. White porcelain tiles have been laid to the floor, there is a wall mounted mirror and a Dimplex heater. This room benefits from ceiling downlights, an extractor fan and a built-in shelved cupboard. There are also chrome toiletry accessories

# Property Layout

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.