



Golf View Drive, Lybster

Offers Over £82,000



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2 BEDS | 1 BATH | 1 RECEPTION

Property Information

This beautiful semi-detached house is an ideal purchase for a First Time Buyer or property investor. Stunning inside and immaculately decorated in a modern, tasteful style this home is ready to move into. Oak laminate has been used throughout giving a lovely flow to the home. The lounge is tastefully decorated and benefits from a large window flooding the room with light. The kitchen has grey base and wall units with granite worktops and is well appointed with a built-in fridge/freezer, a single oven and grill and benefits from an energy saving induction hob. There is also ample room for a kitchen table and chairs. Two generous sized bedrooms are both neutrally decorated and the home also benefits from a good-sized box room for additional storage or perhaps as use as a home office. The shower room is outstanding, with tasteful modern fixtures and fittings. This room benefits from being fully tiled in a charcoal grey tile which is complemented by the grey and white vinyl flooring.

Sitting in a fully enclosed garden which is mainly grass, there is a welcoming patio area at the front door and to the rear of the property there is off-road parking accessed via wrought iron gates and a wooden garden shed.

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 D

Council Tax

Band B

Tenure

Freehold

Viewing

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

Extras

What3Words: ///ranged.plantings.making

Key Features

- IMMACULATLEY PRESENTED
- TWO DOUBLE BEDROOMS
- FULLY ENCLOSED GARDEN
- OFF-ROAD PARKING
- QUIET LOCATION



Property Photos



Property Photos



Property

Dimensions

Vestibule 1.12m x 1.01m

Accessed via a two-pane UPVC door, the vestibule is well presented with coving, a ceiling downlighter, and oak laminate flooring. A cupboard houses the electric consumer unit, and a door leads to the inner hall.

Lounge 3.84m x 4.13m

This lovely room has a large picture window to the front elevation with wooden blinds, which lets plenty of daylight flood through. Oak laminate has been laid to the floor; there is coving and ceiling downlighters. It also benefits from a central heating radiator, an aerial point, and double sockets.

Bedroom One 3.86m x 2.98m

This spacious room has grey painted walls and oak laminate flooring. There is a central heating radiator, coving, ceiling downlighters, and double sockets. A window with wooden blinds can be found to the rear elevation.

Bedroom Two 3.21m x 3.82m

This spacious room has painted walls and oak laminate flooring. There is a window with blinds to the rear elevation. This room also benefits from coving, ceiling downlighters, double sockets, and a central heating radiator.

Inner Hall 3.14m x 1.76m

The beautiful room has grey painted walls and oak laminate flooring. There are ceiling downlighters, a smoke alarm, and an access hatch to the loft. This area of the home benefits from a central heating radiator and double sockets. White panel doors give access to the lounge, kitchen, two bedrooms, the shower room, a box room and storage cupboard.

Kitchen 3.32m x 3.81m

The well-presented kitchen has grey base and wall units with granite worktops. There is a cream sink with a drainer and oak laminate flooring. This room benefits from an induction hob with a grill and single oven, as well as a fridge freezer. A window with a blind can be found on the front elevation; there is coving, ceiling downlighters, and double sockets. The room also benefits from a central heating radiator.

Shower Room 1.69m x 2.22m

The stylish shower room has a shower quadrant, a white W.C, and a basin that has been built into a white vanity unit. There is a wall-mounted mirror, wall tiles, and vinyl flooring. This room benefits from ceiling downlighters and a window to the side elevation.

Box Room 2.70m x 1.76m

This room has wallpapered walls, coving, and oak laminate flooring. There are also ceiling downlighters.

Property Dimensions

Garden Grounds

The property occupies a generous corner plot and is mainly laid to lawn with flower borders. There is a patio area, a driveway with off-road parking, and a wooden shed.

THURSO

Property Location

The most northerly town in mainland Scotland, Thurso is a great base for exploring the surrounding countryside. There's plenty to see and do in and around the delightful town of Thurso. The town is a hive of lovely traditional shops, cafes, bars, and restaurants. There are good coach and rail links south. There are leisure facilities within the town, which include a cinema and a swimming pool, and outdoor pursuits include surfing, fishing, and yachting. There is an airport and hospital in Wick, which is twenty minutes driving distance away.



Property Layout

GROUND 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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