



# GOLF VIEW PLACE, LYBSTER

Offers Over £85,000



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

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this superb mid terraced family home which is located in a quiet residential area of Lybster with an outstanding coastal outlook to the rear. This wonderful home benefits from a stylish neutrally decorated lounge as well as a spacious and bright fitted kitchen with some integral appliances. There is a useful downstairs bathroom which has a bath with a shower above as well as a stylish master bedroom on the first floor which benefits from a new ensuite shower room. Two further double bedrooms with excellent views complete the accommodation. This beautiful home is fully insulated and also benefits from a new central heating system and on street parking.

Some furniture may be available by separate negotiation.

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 B

## Council Tax

Band A

## Tenure

Freehold

## Viewing

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

## Extras

What3words: [///crowds.converter.drizzly](https://www.what3words.com/#!/en/0942/0942/0942/crowds.converter.drizzly)

# Key Features

- QUIET RESIDENTIAL AREA
- THREE BEDROOMS
- ENSUITE
- NEW CENTRAL HEATING SYSTEM



# Property Photos



# Property Photos



# Property

## Dimensions

### Hallway 3.75m x 2.11m

The hallway is accessed by a UPVC door and has a window to the front elevation. This area of the home has laminate flooring, a central heating radiator, smoke alarm and a pendant light fitting. Pine doors lead to the lounge, kitchen and bathroom.

### Kitchen 4.66m x 3.02m

The beautiful kitchen is well presented with white shaker style base and wall units with laminate worktops. Oak herringbone vinyl has been laid to the floor. There is a stainless-steel sink with a drainer, a ceramic hob and a single oven with an extractor hood above. There is an integral dishwasher, fridge freezer with space for a washing machine and fridge. A cupboard houses the hot water cylinder and provides storage. There is a central heating radiator, two chrome light fittings and a smoke alarm. A window with a Roman blind can be found to the rear elevation and a partially glazed door leads outside.

### Stairwell

A carpeted stairwell leads to the first floor landing where there is a window to the front elevation. This area of the home has coving and electrical sockets. Pine doors lead to the three double bedrooms. There is an access hatch to the loft void and a smoke alarm as well as a pendant light fitting.

### Ensuite 0.72m x 2.51m

This well-presented room benefits from a recessed shower. The basin has been built into a white high gloss vanity unit and there is also a WC. Vinyl has been laid to the floor. There is a central heating radiator, an extractor light and ceiling down-lighters. Tiling has been fitted throughout the walls.

### Lounge 4.54m x 3.63m

The spacious lounge is beautifully decorated in neutral tones and has a large picture window with blinds to the front elevation. There are two central heating radiators, coving and oak laminate flooring. This room benefits from a pendant light fitting and a smoke alarm.

### Bathroom 2.10m x 1.83m

This bright bathroom has a bath with a shower above, a pedestal sink and a WC. Vinyl has been laid to the floor, there is a central heating radiator and a wall mounted mirror. There is a flush light fitting and an opaque window can be found to the rear elevation.

### Master Bedroom 3.61m x 4.60m

This stylish room is immaculately presented. There is a feature papered wall, a grey fitted carpet and coving. The bedroom benefits from a central heating radiator and a pendant light fitting. A window with blinds faces the front elevation and a door gives access to the Ensuite.

### Bedroom Two 4.09m x 3.04m

This bright room has a feature painted wall and benefits from magnificent sea views. A carpet has been laid to the floor, there is a central heating radiator and a pendant light fitting. A window with a roller blind faces the rear elevation and there is also ample sockets.

# Property

## Dimensions

### **Bedroom Three 3.36m x 3.05m**

This tastefully decorated room has painted walls and a grey fitted carpet. There is coving, a pendant light fitting and a central heating radiator. This room also enjoys a coastal outlook and has a rear facing window.

### **Garden**

Externally this property has an open outlook towards the golf course and offers views towards the North Sea. The rear garden is fully enclosed with a wooden shed, a stone built store and decking. The rear garden is mainly laid to lawn with some paving slabs, hedging and ranch style fencing. The front garden is fully enclosed with flower borders, hedging and grass. Parking on street can be found to the front of this wonderful home and also benefits from Air-source heating.

## WICK

### Property Location

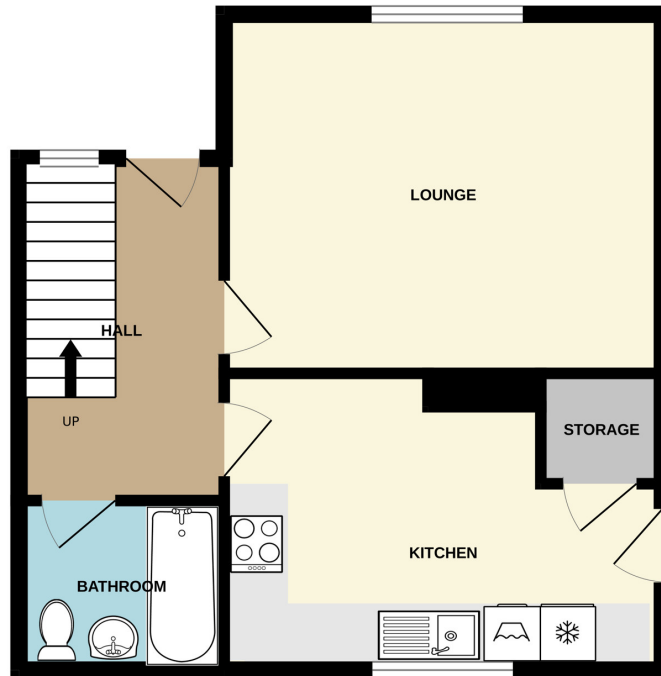
The Royal Burgh of Wick is the most northerly town on the East Coast of Caithness and is on the very popular North Coast 500 (NC500) tourist route. The town offers multiple stores such as Tesco, Boots, Superdrug, Argos, and B&M, as well as banks and a post office. The house is within easy driving distance 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 Aberdeen and Edinburgh and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.



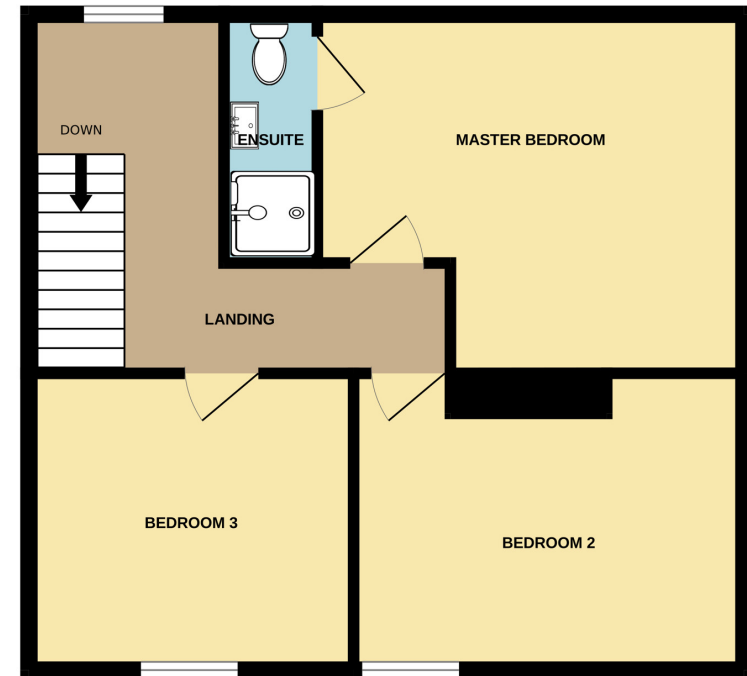


# Property Layout

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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## Moving home can be a **Life-changing Experience**

Moving home is not complicated but it can be a daunting prospect and we recognise that your home is probably the largest single investment you will ever make.

Buying and selling property is a very people orientated business and good communications are essential for a successful move. In recognising this we have employed an experienced sales team. Our talented team of property specialists are among the most knowledgeable and experienced in estate agency in the Scottish Highlands and are genuinely committed to service with a personal touch. All our staff are excellent communicators and are committed to providing the highest level of care and attention throughout the entire moving process.

We offer the widest range of property services in the vicinity, all under one roof, and will always strive to achieve the best price for your property without being unrealistic.

Our aim is simple: to provide the best possible service, assist you from start to finish and communicate regularly throughout the whole process – whatever your property matter

## Why Choose Yvonne Fitzgerald Properties

- **Global exposure of properties through our cutting edge website and major national portals including Rightmove, Prime Location, Zoopla, On The Market, S1 Homes, Nestoria, Trovit and many more.**
- **Quality colour printed sales particulars with bespoke options and floor plans.**
- **Comprehensive database of applicants matching quality sellers to buyers**
- **360 Virtual Matterport Tour with doll house view, measuring tool and 3d floor plan.**
- **Top three selling agent in the Highlands in 2021 and 2022 for number of properties sold.**
- **Largest independent estate agency in the Highlands.**
- **No upfront fees.**
- **All calls and emails monitored out of hours.**
- **We oversee the whole sales process from start to finish.**
- **Over 25 Years Experience.**
- **Drone Photography**





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.