



MAIN STREET, LYBSTER

Offers Over £90,000



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2 BEDS | 1 BATH | 1 RECEPTION

Property Information

This beautifully presented home is perfect for first-time buyers or as an investment opportunity. The bright and spacious lounge, with oak laminate flooring and neutral decor, has two windows that fill the room with natural light. The modern kitchen boasts ample storage with maple units, tiled splashbacks, and space for essential appliances. Upstairs, two generously sized bedrooms feature laminate flooring, fresh decor, and stunning views, including the North Sea and a nearby golf course. The stylish bathroom includes a shower over the bath, sleek vanity storage, and herringbone flooring and there is a versatile box room with ample storage. This home sits on a generous plot with a large rear garden with flower borders, patio, and is accessed via gravel driveway.

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 C

Council Tax

Band A

Tenure

Freehold

Viewing

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

Extras

What3Words: ///possibly.templates.prospers

Key Features

- **WELL PRESENTED**
- **TWO BEDROOMS**
- **IDEAL FOR FIRST TIME BUYER OR INVESTOR**
- **STUNNING VIEWS**
- **LARGE REAR GARDEN**



Property Photos



Property Photos



Property

Dimensions

Lounge 5.52m x 4.72m

Accessed via a partially glazed UPVC door with a glazed panel, the lounge is well presented with neutrally decorated walls and oak laminate flooring. This room has a BT point, coving, a smoke alarm and two triple light fittings. Two windows with blinds face the front elevation and there are two central heating radiators. A cupboard provides storage and houses the electric consumer unit. A door leads to the kitchen.

Stairwell & First Floor Landing

A carpeted stairwell leads to the first-floor landing. This area of the home has two windows to the side elevation. There is an access hatch to the loft void, a pendant light fitting, a central heating radiator and a smoke alarm. A linen cupboard provides storage and there is also a power point. White painted doors give access to the bedrooms, box room and bathroom.

Bathroom 2.16m x 1.81m

This well-presented room has a close coupled WC, a bath with shower above and a basin which has been built in to a grey vanity unit. Herringbone vinyl has been laid to the floor. There is built in shelving, a central heating radiator, a strip light and an opaque window to the rear. This room also benefits from chrome toiletry accessories.

Box Room 2.37m x 1.92m

This room has an excellent range of built in shelving and houses the central heating system. There is a window to the side elevation, a pendant light fitting and oak laminate flooring.

Kitchen 5.53m x 2.18m

The generous kitchen boasts a good selection of maple base and wall units with black laminate worktops. Between the units has been tiled. There is an integral oven and hob with an extractor hood above as well as space for a washing machine, fridge freezer and tumble dryer. There is a stainless-steel sink with a drainer, a central heating radiator and oak laminate has been laid to the floor. A window with a roller blind faces the rear elevation and a two panel UPVC glazed door leads outside. The kitchen also benefits from two light fittings.

Bedroom One 3.24m x 3.46m

This bright room has white painted walls and oak laminate flooring. There is a pendant light fitting, a central heating radiator and double sockets. A window with a blind faces the rear elevation. This room enjoys an outlook towards the North Sea and the Golf Course.

Bedroom Two 3.08m x 3.46m

This lovely room is spacious with white painted walls and oak laminate flooring. There is a central heating radiator, a pendant light fitting and double sockets. A window with a roller blind faces the front elevation.

Garden

The property is accessed via a gate to the front, with a large garden to the rear. The rear garden is laid to lawn with a Caithness flagstone and ranch style fencing to boundary to either side. There are some flower borders, hedging and a patio area. The rear garden also benefits from a large plastic shed and a gravel driveway. A path gives access from the front of the home to the rear.

WICK

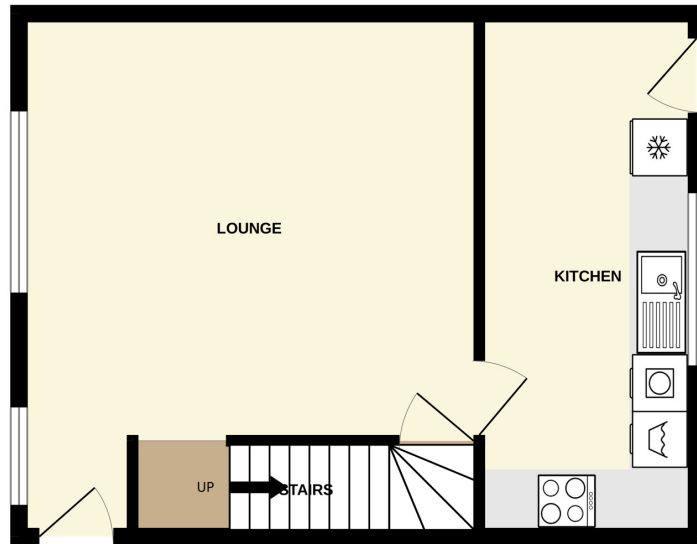
Property Location

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.

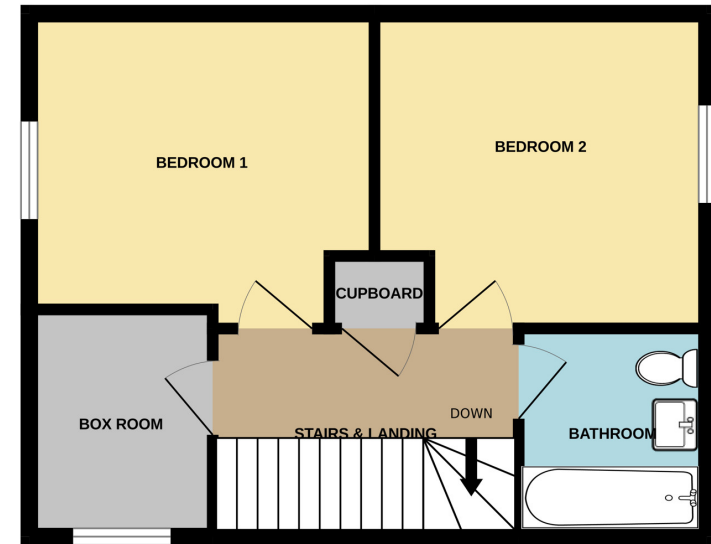


Property Layout

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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