



# BALLACHRICK, HARBOUR ROAD, LYBSTER

Offers Over £205,000



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3 BEDS | 2 BATH | 1 RECEPTION

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this wonderful bungalow which is situated in an elevated position offering panoramic views in the village of Lybster. This mainly neutrally decorated family home is in good decorative order throughout and boasts a spacious lounge with a large picture window which is ideally located within the home to take in the breath taking views. There is also a large kitchen/dining/family room which is located to the rear. There is space within the maple fitted kitchen for a dining set, it really is a cosy room. The inner hall is light and bright and benefits from plenty of storage space. There are three generous double bedrooms, with the master benefitting from an en suite WC. The main bathroom has a corner bath and also benefits from a recessed shower.

Throughout the home, there is plenty of natural daylight and it also comes with a single garage. The property occupies a generous plot with a large gravel drive to the rear as well as an area of lawn. To the front, the garden is fully enclosed with hedging, mature trees and a stunning coastal outlook. This property is in walk in condition and just ready to move in to.

Located in the village of Lybster, this lovely home is a short walking distance to the village shop, a café and restaurant. There is a nine-hole golf course close by, a bowling club as well as the village primary school. Wick which is the second most Northerly town in the county of Caithness is a twenty-minute car journey away. There are national chain stores in the retail park, Wick High School where secondary education can be found as well as Caithness General Hospital and the John O Groats Airport. Further facilities can be found within the town centre where there is an excellent selection of cafes, hotels and restaurants as well as small retail outlets.



# Extra Information

## Services

School Catchment Area is Lybster Primary School/Wick High School

## EPC

EPC D

## Council Tax

Band C

## Tenure

Freehold

## Viewing

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

## Extras

What3Words: [///holiday.bathtubs.thrillers](https://www.what3words.com/?w3w=///holiday.bathtubs.thrillers)

# Key Features

- **WELL PRESENTED**
- **BREATHTAKING VIEWS**
- **THREE BEDROOMS**
- **EN SUITE**
- **GARAGE**



# Property Photos



# Property Photos



# Property

## Dimensions

### **Vestibule 1.84m x 1.57m**

The vestibule is bright with magnolia papered walls, coving and a fitted carpet. There is a pendant light fitting, a window to the front elevation and a half-glazed door leads outside.

### **Lounge 4.38m x 4.85m**

This fantastic room features panoramic sea views. There is a large picture window to the front elevation, coving, ceiling downlighters as well as a fitted carpet. A focal point within the room is the Fyfe stone fireplace with a wooden mantle and enclosed coal fire. There is a beige wool carpet, a smoke alarm as well as an aerial point.

### **Bedroom One 3.55m x 2.28m**

This room has painted walls and a fitted carpet. There is a central heating radiator, coving, a pendant light fitting and a window with blinds to the front elevation. It also benefits from a deep storage cupboard.

### **En suite 1.04m x 1.74m**

This lovely room has a white WC and the basin has been built into a maple vanity unit. There is tiling to half height, a wall mounted mirror and wall lights. There are ceiling downlighters, an access hatch to the loft and ceramic floor tiles.

### **Inner Hall 2.93m x 1.61m**

The L-shaped hall is well presented. There are white painted walls, a central heating radiator, a smoke alarm and an access hatch to the loft void. There is a beige fitted carpet and two pendant light fittings as well as coving. There are also two storage cupboards and doors lead to the vestibule, lounge, kitchen, three bedrooms and the bright bathroom.

### **Kitchen/Diner 2.97m x 6.85m**

Accessed via a partially glazed UPVC door, the kitchen has a feature painted wall and beech base and full height units with a breakfast bar. There is a stainless-steel sink, with space for a washing machine and tumble dryer. This room has a free-standing electric cooker with a stainless-steel chimney hood above. Vinyl has been laid to the floor and there is carpet laid to the floor of the dining room area. Two windows with blinds look to the rear elevation and a UPVC door leads out to the rear garden. This bright room has coving and two florescent lights. There is also a central heating radiator and a door leads to the inner hall.

### **Bedroom Two 3.28m x 3.54m**

This light and bright room has been wallpapered and benefits from a beige fitted carpet. There is a shelved storage cupboard, coving, double sockets and a central heating radiator. There is a pendant light fitting and a window with blinds to the front elevation. A door leads to the en suite.

### **Bedroom Three 3.32m x 2.99m**

This neutrally decorated room has wall papered walls and a beige fitted carpet. There is coving, a pendant light fitting and a central heating radiator. A window with blinds can be found to the rear elevation and there are also mirrored built in wardrobes.

# Property

## Dimensions

### **Bathroom 2.95m x 2.36m**

This bright room has a bath with tiling above, a recessed shower and a wall mounted basin and a WC. There are ceramic floor tiles, chrome toiletry accessories and a pendant light fitting. There is a wall mounted mirrored cupboard and an opaque window with blinds to the rear elevation as well as a wall mounted heater.

### **Garden**

The rear garden is fully enclosed with an area of lawn, hedging and mature trees. The front garden is also laid to lawn with a gravel path, hedging and boasts panoramic views over the North Sea.

## 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.





## 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.