



Langskaill, Lybster

Offers Over £320,000



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4 BEDS | 2 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this charming detached four-bedroom family bungalow in a quiet scenic rural location. With 10 and a half acres of land, a sand school, an agricultural barn and stone built shed this property has everything for equestrian lovers. Internally the bungalow benefits from a well-presented lounge with dual aspect windows, a spacious and bright kitchen/diner with integral appliances, a utility, four bedrooms, one of which has an en suite and a beautiful family bathroom. Externally the property occupies a generous garden plot with a wraparound garden. Viewing is essential to appreciate the location, size and views that this lovely home has to offer.

Located just a ten-minute drive from Wick, which is the second most Northerly town in the county of Caithness, this property is just a five-minute drive to Lybster, where there is a primary school, shops and a hotel. The Royal Burgh of Wick, is 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, Pets at Home, Argos and B&M as well as banks. The house is within easy driving distance of all amenities, including the Caithness General Hospital and Doctors Surgery. There are many leisure opportunities including a popular golf course, a squash club and public swimming pool/gymnasium. The town also boasts an airport with links to Aberdeen and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.



Extra Information

Services

School Catchment Area is Lybster Primary School/Wick High School

EPC

EPC D

Council Tax

Band D

Tenure

Freehold

Viewing

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

Extras

What3Words: ///popping.crop.vibrating

Key Features

- **WELL PRESENTED**
- **FOUR BEDROOMS**
- **TEN AND A HALF ACRES OF LAND**
- **SAND SCHOOL**
- **AGRICULTURAL BARN & STONE BUILT SHED**



Property Photos



Property Photos



Property Dimensions

Vestibule 1.47m x 1.26m

Accessed via a hardwood door, the vestibule has white painted walls and a shelved linen cupboard. There is coving, oak laminate and a pendant light fitting. A fifteen-pane door leads to the inner hall.

Lounge 4.65m x 4.70m

This spacious room boasts dual aspect window with blinds. There is a feature painted wall, oak laminate flooring and two central heating radiators. This room has coving and double sockets. It is a bright and light reception room.

Utility Room 2.24m x 1.60m

The utility benefits from maple base and wall units with oak vinyl flooring. There is a stainless-steel sink, an access hatch to the loft and a pendant light fitting. A door gives access to the store room and fourth bedroom.

Bedroom One 3.90m x 3.11m

This bright room has painted walls, ceiling downlighters and oak laminate flooring. A window faces the front elevation and a door leads to the walk in wardrobe.

Inner Hall 2.86m x 1.54m and 1.19m x 4.50m

The L-shaped hall benefits from a storage cupboard, a central heating radiator, coving and oak laminate. Doors lead to the lounge, kitchen, three bedrooms and bathroom.

Kitchen 5.99m x 3.14m

The kitchen is well presented with oak base and wall units and integral appliances. There is a Bosch double oven and a gas hob with a chimney extractor above. This room benefits from grey laminate worktops, a stainless-steel sink with a drainer, coving and laminate flooring. Two windows face the front elevation and plenty of space can be found for a table and chairs. There are also two pendant light fittings and a central heating radiator. A door leads to the utility room.

Store 4.20m x 2.61m

The store is of good proportions with plumbing for a washing machine and space for a tumble dryer. There is an access hatch to the loft void, a pendant and a window to the rear elevation. This room houses the central heating boiler. A half glazed UPVC door leads outside.

Master Bedroom 4.66m x 3.55m (L&W)

This room is of good proportions. There are white painted walls and a grey fitted carpet. It benefits from mirrored built in wardrobes with hanging and shelf space. A window with a roller blind faces the side elevation and there is a flush light fitting. A door leads to the ensuite shower room.

Property Dimensions

Ensuite 1.20m x 2.29m

This room has a basin built into a white high gloss vanity unit, a recessed shower and WC. Vinyl has been laid to the floor. There is a chrome towel ladder radiator, an extractor fan and ceiling light. An opaque window faces the rear elevation.

Bedroom Three 3.15m x 3.00m

This room has white painted walls and mirrored fitted wardrobes with shelf and hanging space. There are double sockets, a pendant light fitting and a window to the rear elevation. There is also a central heating radiator.

Bathroom 1.78m x 3.15m

This beautiful bathroom has a bath with a mixer tap. There is a white WC and a basin which has been built into a white vanity unit. There is a wall light, a black towel ladder radiator and ceiling spot lights. This room benefits from an extractor fan and an opaque window to the rear. There is oak laminate flooring.

Bedroom Four 3.14m x 3.32m

This room has oak laminate flooring. The walls have been painted, there is a central heating radiator, a pendant light fitting and a window to the rear elevation. It benefits from mirrored fitted wardrobes.

Garden

Externally the property occupies a large plot with a gravel drive and patio seating area. The garden is laid to lawn with a gate which gives access to the 20mx40m (approx) sand school. There is a large agriculture barn and stone-built store. The agricultural barn is 10m x 20m and benefits from power and light and adjoining this is the stone built shed which is 6m x 15m. To the front of the property is a wood fired hot tub.

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.



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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, 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.