



# LIEURARY SCHOOLHOUSE, LIEURARY

Offers Over £210,000



01847 890826  
[enquiries@yvonnefitzgeraldproperties.co.uk](mailto:enquiries@yvonnefitzgeraldproperties.co.uk)



**4 BEDS | 2 BATH | 1 RECEPTION**

## Property Information

Yvonne Fitzgerald is delighted to bring to the market, this superb former school house in the settlement of Lieurary. This stone and slate period home has recently been redecorated and benefits from have a spacious and bright family lounge which has double glazed doors which lead out on to the front patio. The stylish kitchen has recently been fitted and benefits from grey base and wall units with integral appliances and herringbone flooring. There is a study with a built-in work station, two neutrally decorated bedrooms as well as a well-presented bathroom with built in sanitaryware and a shower room. A bright and welcoming vestibule with Caithness Flagstone flooring completes the accommodation on the ground floor. Upstairs are two neutrally decorated bedrooms, with this wonderful character home also benefitting from plenty of storage throughout. New carpets have been fitted to some of the rooms, with this delightful property also benefitting from double glazing and oil central heating.

The property occupies a generous plot with parking within the driveway. The front garden is mainly laid to lawn with paving. The garden grounds are fully enclosed and also benefit from a garden shed.

This lovely property benefits from stunning views of the local countryside and is within close proximity of the popular Loch Calder.

Lieurary is approximately 6 miles from Thurso where there is plenty to see and do. 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.



# Extra Information

## Services

School Catchment Area is Reay Primary School/Thurso 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///spend.reframe.meatballs

## Key Features

- WELL PRESENTED
- FOUR BEDROOMS
- OIL CENTRAL HEATING
- LARGE GARDEN
- OFF ROAD PARKING





# Property Photos



# Property Photos





# Property Dimensions

## Vestibule

Accessed via a UPVC door with a glazed panel, the vestibule is bright with white painted walls and Caithness Flagstone flooring. A window faces the front elevation and coat hooks have been fitted to the wall. A pine door gives access in to the welcoming hall.

## Lounge 5.68m x 4.11m

The bright family lounge has a feature wooden wall. There are sliding glazed doors with blinds which open out on to the patio area of the front lawn. A carpet has been laid to the floor, there are two central heating radiators, wall lights, a pendant light fitting and a smoke alarm. A door leads into the main hall.

## Family Bathroom 2.59m x 2.24m

The well-presented bathroom benefits from a P-shaped bath which has a curved glass screen and shower above. Both the WC and basin have been built in to beech vanity units. Vinyl has been laid to the floor. There is a central heating radiator, wall mounted mirror and cupboard. This room also benefits from vinyl flooring, an opaque window and ceiling downlighters.

## The Study

This bright room has a built-in work station with laminate worktops as well as pine lined walls. There is a wall mounted shelf, a new fitted carpet as well as wall lights. A partially glazed UPVC door gives access to the rear garden.

## Hall 4.25m x 1.39m

The hallway has been wallpapered and benefits from a storage cupboard. A grey carpet has been laid to the floor. There is a pendant light fitting and white painted doors give access to the bright family lounge, the new fitted kitchen and the family bathroom.

## Kitchen 4.16m x 4.22m

The beautifully decorated kitchen has a feature papered wall and new herringbone grey vinyl. The stylish kitchen benefits from grey base and wall units with splash-backs as well as laminate worktops. There is a white sink with a drainer, a ceramic hob which has a stainless-steel chimney hood above. This room also has an integral oven, grill and freestanding fridge freezer and also allows space for a dishwasher. It also houses the central heating boiler. A built-in cupboard provides further storage; there is a central heating radiator and two dual aspect windows let plenty of daylight flood through. There is also a pendant light fitting, coving and double sockets.

## Main Hall

The freshly decorated main hall has magnolia painted walls and a grey fitted carpet. There is a pendant light fitting, a smoke alarm and central heating radiator. Doors give access to the study, two bedrooms and the shower room. Stairs lead to the first floor.

## Bedroom One 3.73m x 2.30m

This light and bright room has neutrally painted walls and benefits from white built in cupboards. A carpet has been laid to the floor. There is a wall light, a pendant light fitting and central heating radiator. A window lets plenty of daylight flood through.

# Property

## Dimensions

### Bedroom Two 3.71m x 2.35m

Neutrally decorated, this room has been freshly painted neutrally and has a green fitted carpet. There is a central heating radiator, a pendant light fitting and double sockets. This room has built in shelving and a window with curtains faces the rear elevation.

### Stairs & Landing

A carpeted stairwell leads to the first-floor landing. This area of the home has a velux window, a pendant lighting and a smoke alarm. There is a useful storage cupboard and doors give access to two double bedrooms.

### Bedroom Four 4.66m x 3.27m

This neutrally decorated room is bright and benefits from having a fitted carpet as well as neutrally painted walls. A window faces the side elevation, there is a pendant light fitting as well as double sockets. There are also wall mounted shelves.

### Shower room 2.51m x 1.14m

This well-presented room benefits from a recessed shower as well as a WC and basin which has been built in to a vanity unit. The walls have been partially tiled. Vinyl has been laid to the floor, there is a central heating radiator, a wall mounted cupboard. It also benefits from an opaque window and wall light.

### Bedroom Three 3.29m x 2.54m

This lovely room is very spacious and has a window with curtains to the side elevation. A carpet has been laid to the floor. There is a pendant light fitting, a central heating radiator and double sockets. The walls have been painted neutrally, with the room also being partially coombed.

### Garden

The garden occupies a generous plot with parking within the driveway. The front garden is mainly laid to lawn with paving. The garden grounds are fully enclosed and also benefits from a garden 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.





## 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.