



Main Street, Lybster

Offers Over £155,000



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4 BEDS | 2 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgertald is delighted to bring to the market this attractive stone-built family home. This substantial period property offers flexible and comfortable living over two levels. On the ground floor there is a spacious and bright family lounge with an attractive stone fireplace. This room is of good proportions and benefits from some period features. The superb oak kitchen is very spacious with plenty of room for a dining table as well as a sofa. The kitchen has a fireplace with an inset fire as well as glazed doors which lead to the rear garden. There is a downstairs bedroom as well as a stylish shower room and utility which completes the downstairs living accommodation.

Upstairs are four very spacious bedrooms as well as a bathroom which is also of good proportions. Externally the rear garden is mainly laid to lawn with mature trees, hedging and flowers. This lovely home also benefits from oil central heating and a generous driveway with offroad parking for two cars.

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 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:///investor.costumes.arose

Key Features

- **STUNNING HOME**
- **OIL CENTRAL HEATING**
- **SOUGHT AFTER LOCATION**



Property Photos



Property Photos



Property Photos



Property Photos



Property Dimensions

Vestibule 1.62m x 2.36m

Accessed via a UPVC door, this area of the home has painted walls, a carpet and pendant light fitting. A fifteen-pane door gives access to the inner hallway.

Lounge 4.38m x 3.84m

This neutrally decorated room is bright and benefits from a fitted carpet. There is a dado rail to half height, wall lights as well as a ceiling light fitting. There is a central heating radiator and double sockets. A feature within the room is the stone fireplace with a cosy coal fire. A sash and case window faces the front elevation.

Shower Room 1.95m x 1.39m

This stylish room is well-presented. The walls have been partially tiled and there is a generous shower enclosure. The basin has been built in to a vanity unit and there is also a W.C. Vinyl has been laid to the floor, there is a white towel ladder radiator an extractor fan and a flush light fitting. An opaque window faces the side elevation.

Utility Room 1.96m x 2.44m

This room has painted walls and a deep storage cupboard which has power. The basin is built into a vanity unit. Space can be found for a washing machine and tumble dryer. There is a stainless-steel sink with a drainer. Vinyl is laid to the floor; there is also a pendant light fitting and a UPVC door leads to the outside.

Inner Hall 5.39m x 2.36m

The inner hall is spacious and benefits from an understairs storage cupboard. There is a central heating radiator, two pendant light fittings and a fitted carpet. Doors lead to the lounge, kitchen, bedroom and bathroom.

Bedroom One 3.59m x 3.65m

The spacious downstairs room has painted feature walls as well as a fitted carpet. There is a pendant light fitting and double sockets. A window faces the rear elevation and allows plenty of natural daylight to flood in.

Kitchen/Diner 5.64m x 3.91m

This super room benefits from sliding patio doors which give access to the well-established rear garden. There is a good selection of oak base and wall units with laminate worktops. This room benefits from an integral hob and oven which has an extractor hood above. Oak vinyl has been laid to the floor and there is also room for a dishwasher. A breakfast bar provides seating. A focal point within the room is a pine fireplace with an inset fire. This room benefits from fluorescent lighting as well as a triple light fitting. A window faces the rear elevation and a door gives access to the utility room.

Stairs & Landing 3.38m x 3.42m (L&W)

A carpeted stairwell leads up to the landing, there is a pendant light fitting, a smoke alarm, double sockets and two double storage cupboards. A hatch gives access to the loft void.

Property Dimensions

Bedroom Two 3.75m x 3.56m

This room has painted walls and a fitted carpet. There is a pendant light fitting, double sockets and a central heating radiator. A window faces the front elevation.

Bedroom Three 5.6 x 2.91

This spacious room benefits from painted walls, a fitted carpet and a central heating radiator. There are two ceiling lights and double sockets. The window enjoys an outlook over the rear garden.

Bathroom 3.01 x 2.5

This generous has a white WC and a step gives access to the pedestal basin and bath. There is a pendant light fitting and central heating radiator. The bathroom benefits from tiling and has a window to the side elevation.

Bedroom 4 3.76 x 3.74

This well-presented front facing room benefits from painted walls and oak laminate flooring. With a high ceiling this feels a very spacious room. There is a central heating radiator, pendant light fitting and double sockets. There is a window that allows natural daylight to flood in.

Bedroom 5 3.74 x 2.7

This room benefits from a feature painted wall. The floor is laid to carpet and there are double sockets, a pendant light fitting and a central heating radiator.

Rear garden

The garden is mainly laid to lawn with mature trees, hedging and flowers. There is a driveway with parking for two cars. This property benefits from double glazing and Oil Central 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 Inverness and Aberdeen 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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- 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.