



Golf View, Lybster

Offers Over £85,000



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3 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this three bedroomed property in the popular village of Lybster. This tastefully decorated house is in walk-in condition and comprises of a spacious living room with oak vinyl flooring, a light and bright kitchen which has a good selection of base and wall units and a well-presented shower room. Upstairs, three good-sized bedrooms can be found, each one tastefully decorated and ready to move into. This house also benefits from a front garden, which has been laid to lawn and a rear garden which is mainly laid to gravel. Situated in the sought after coastal village of Lybster this property will make an ideal family home.

Lybster is only a short 10-15 minute drive from the Royal Burgh of Wick which 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.



Extra Information

Services

School Catchment Area is - Lybster Primary, Wick High

EPC

EPC - D

Council Tax

Band - A

Tenure

Freehold

Viewing

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

Extras

What3Words: [///roosters.dripping.shampoo](https://www.what3words.com/roosters.dripping.shampoo)

Key Features

- **Three Bedrooms**
- **Terraced House**
- **Front & Back Enclosed Gardens**
- **Popular Location**



Property Photos



Property Photos



Property Dimensions

Inner Hallway 2.11m x 3.64m

Accessed via a UPVC door with a glazed panel, the hallway is bright with magnolia painted walls and oak laminate flooring. There is a central heating radiator, electrical sockets and coving. A window faces the front elevation and doors lead through to the lounge, kitchen and bathroom.

Kitchen 4.70m x 3.04m

The light and bright kitchen has a good selection of base and wall units with laminate worktops. There is a stainless-steel sink with a drainer, a free-standing cooker as well as space for a washing machine and tumble dryer. A full height cupboard provides storage; there is a central heating radiator and a window faces the rear elevation. This room benefits from fluorescent lighting and a smoke alarm. A partially glazed UPVC door leads outside.

Stairwell

A carpeted stairwell leads to the first-floor landing. There is a window to the front elevation, double sockets and a large, deep storage cupboard. A central heating radiator, a smoke alarm, pendant light fitting and coving can be found within this area of the home. A hatch gives access to the loft void. Doors give access to three bedrooms.

Bedroom Two 4.53m x 3.08m

This spacious room has grey painted walls and a beige carpet. There is a recessed storage area, a central heating radiator and a window faces the front elevation. This room benefits from an aerial point, chrome sockets, a chrome and glass light fitting as well as coving.

Lounge 4.54m x 3.98m

The tastefully decorated lounge has taupe painted walls and oak vinyl laid to the floor. There are double sockets throughout, ceiling downlighters as well as a chrome wave light and a central heating radiator. A window faces the front elevation.

Shower Room 2.08m x 1.74m

This well-presented room has been tiled from floor to ceiling. Vinyl has been laid to the floor and there is a chrome towel ladder radiator also a chrome light fitting. The WC and basin are built into a white gloss vanity unit. There is also a shower quadrant and an illuminated mirror. An opaque window faces the rear elevation.

Bedroom One 3.03m x 3.32m

This lovely room is well presented and benefits from a fitted carpet. The walls have been painted grey, there is a central heating radiator, double sockets and a triple light fitting. This room also has an aerial point and coving. A window faces the rear elevation.

Bedroom Three 4.16m x 3.08m

This superb room enjoys a coastal outlook and is in good decorative order. The walls have been painted grey and a carpet has been laid to the floor. There is a central heating radiator, double sockets as well as an aerial point. A window faces the rear elevation.

Property Dimensions

Garden

The rear garden is low maintenance with a patio area and stone chippings. An out-building provides storage.

The front garden is enclosed and benefits from being laid to lawn.

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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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.

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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

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- 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.