



WEST BANKS AVENUE, WICK

Offers Over £200,000

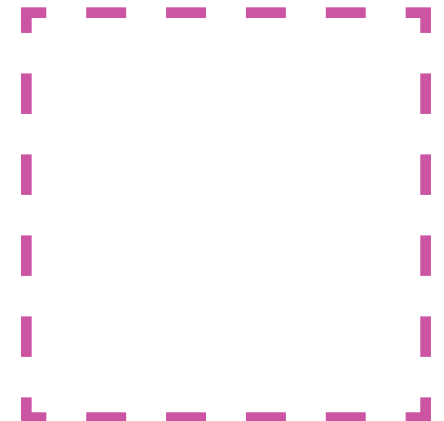


01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

3 BEDS | 2 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this stunning detached house that sits within its own grounds. This property has been meticulously renovated and revitalised, offering a fantastic modern contemporary finish throughout, giving the perfect canvas for turning this into your dream home. Through the front door you are greeted by the vestibule, which leads into the hallway where the flooring has been laid to laminate. Stepping into the Lounge you are flooded with natural light coming in from the bay window, this room is illuminated with modern spotlights. This would be the perfect room for entertainment and relaxation. The Master Bedroom is a perfect blank canvas, the rooms simplicity allows for versatile styling options, accommodating a range of preferences and aesthetics. The rooms focal point is its large bay view window allowing the natural light to fill the room. This stunning bright kitchen seamlessly blends style with functionality. The focal point of this space is its stunning marble-effect worktops, a touch of luxury that not only enhances the aesthetic appeal but also provides a practical and durable surface for all your cooking needs. Equipped with a brand new double oven, this kitchen is a haven for aspiring chefs and seasoned cooks alike. The contemporary design and state-of-the-art appliances make meal preparation a joy, turning every cooking session into a delightful experience. The bathroom has been thoughtfully renovated with a sleek modern finish. This four-piece suite comprises a free-standing bath, floating drawer with sink and gold mixer tap fitted, with an opaque window facing to the rear. There is one more bedroom on the ground floor, this room has a window facing to the rear, there is also a built-in double wardrobe fitted with sliding doors. Upstairs there is another bedroom with an ensuite attached. This is the perfect room for a growing family and this space could also be converted into an office if needed. There is a wall of built-in cupboards fitted with shelves and sliding doors. A window faces to the front allowing in natural light with glazed panels to either side.



Extra Information

EPC D

The School Catchment Area: Newton Primary School / Wick High School

Central Heating is gas

Key Features

- BEAUTIFUL DETACHED HOUSE WITH GARAGE
- COMPLETELY RENOVATED
- MODERN FINISHES THROUGHOUT
- THREE BEDROOMS (ONE ENSUITE)
- MAINS GAS CENTRAL HEATING
- GARDEN GROUNDS TO FRONT & REAR
- DRIVEWAY TO SIDE



Property Photos



Property Photos



Property Dimensions

Vestibule 1.28m x 1.24m

There is a half-glazed UPVC entrance door. The flooring is laid to laminate and there is a glazed door into the hallway.

Hallway

There is an under-stair storage cupboard. The flooring is laid to laminate and there are two radiators, one has a white radiator cover. A staircase leads to the upper floor. There are downlighters fitted to the ceiling.

Lounge 4.42 x 4.44m at widest

This lovely large bright room has a bay window facing to the front and there is also a window facing to the side. The flooring is laid to laminate and there are downlighters fitted to the ceiling.

Master Bedroom 4.68m x 4.44m at widest

This beautiful large room has a bay window facing to the front and also a window facing to the side. There is a radiator with a white radiator cover. The flooring is laid to carpet and there are downlighters to the ceiling.

Bedroom 2 4.15m x 3.79m at widest

This large room has a window facing to the rear. There is a built-in double wardrobe fitted with sliding doors. There is also a built-in double cupboard fitted with sliding doors. The flooring is laid to carpet and there are downlighters fitted to the ceiling.

Bathroom 2.86m x 2.84m

This beautiful large room is fitted with a four-piece suite comprising a free-standing bath fitted with a free-standing mixer tap and shower head. There is a double shower fitted with a mains shower and there is shower boarding to the walls with a glass shower panel. There is a W.C. and a wall-hung handbasin. The handbasin is fitted into a modern unit with a drawer below and there is a mixer tap fitted, as well as a mirror fitted above the handbasin. The bathrooms fittings are gold coloured and the heated ladder towel-rail is also gold coloured. The flooring is laid to vinyl. An opaque window faces to the rear. There are downlighters to the ceiling.

Kitchen/Diner 3.73m x 4.53m at widest

This lovely bright L-shaped room has newly fitted light grey units with fitted marble-effect worktops with matching splashback. There is a white ceramic one and a half bowl sink with fitted gold coloured mixer tap. There is a fitted hob with cooker hood above. There are fitted double ovens, integral fridge-freezer and integral washing machine. Two windows face to the side and the flooring is laid to laminate. The dining area has a window facing to the rear and there is a radiator to the wall. There is a five-light downlighter fitted above the dining table area. The ceiling is fitted with downlighters and a glazed door leads into the porch.

Porch 2.06m x 1.44m

There is a half-glazed UPVC door leading into the rear garden. The flooring is laid to laminate and there is a radiator to the wall.

Property

Dimensions

Stairs to upper floor

The stairs and landing are carpeted. There is a velux window on the landing providing natural daylight. There is also a wall of built-in cupboards. There is a door into bedroom three.

Gardens

To the front the garden is laid to lawn with borders of flower and shrubs. A chipped driveway to the side leads into the garage. To the rear, a walled garden is laid to lawn with a large flower border and trees, shrubs and flowers.

Bedroom 3 3.38m x 4.57m at widest

This is a large room with an ensuite wet room. There is a wall of built-in cupboards fitted with shelves and sliding doors. A window faces to the front with glazed panels to either side. Doors lead into eaves storage below either side of the window. The flooring is laid to carpet and there is a radiator to the wall. A door leads into the ensuite wet room. The ceiling is fitted with downlighters.

Wet Room 1.91m x 1.60m

The flooring is laid to tiles with shower boarding to the walls around the showering area which is fitted with a mains shower. There is a W.C. and a handbasin with a gold-coloured mixer tap. The fittings in the room are all gold coloured.

Garage 6.11m x 2.77m

There is a garage which is block-built with a concrete floor.

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 Doctors 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.

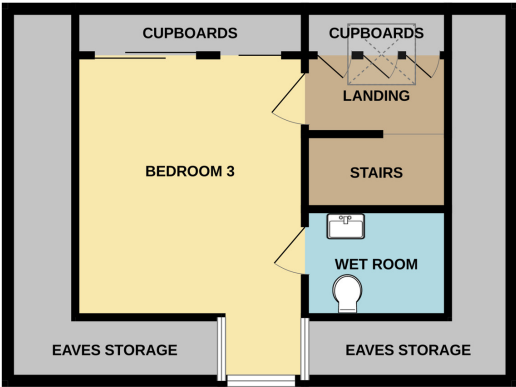


Property Layout

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

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, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.