



SINCLAIR TERRACE, WICK

Offers Over £190,000

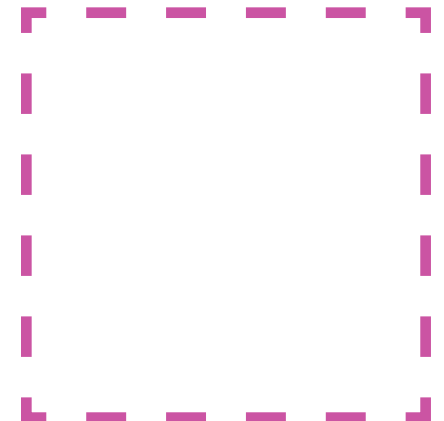


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4 BEDS | 2 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this large family home which is a semi-detached period property which retains many original features. The first feature to this home is the wide timber entrance door which opens into a small vestibule which flows into a large open hallway which has many original features. There is a large dining room on the ground floor and also a large kitchen diner, there is also a utility room which has a door giving access to the walled garden to the rear. Up a beautiful staircase and on to the first landing there is a large lounge with two windows facing to the front, one of which is a bay window, the family bathroom is on this floor and also the master bedroom which like all of the other bedrooms has an unused fireplace as a feature focal point to the room. Up to the second floor there is a box room, a W.C. and three double bedrooms. This property has the original deep skirtings and facings, cornicing and ceiling roses as well as other features. There is a walled garden to the rear which is laid to lawn and has a concreted patio area for outside dining. An ideal home for a large family who would like to live in a central area of the town and close to all amenities.



Extra Information

The Council Tax Band is D

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

The Central heating is gas

Key Features

- SEMI-DETACHED PERIOD PROPERTY
- RETAINS MANY ORIGINAL FEATURES
- LARGE FAMILY HOME
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- MAINS GAS C.H.
- GARDEN TO REAR
- EPC D



Property Photos



Property

Dimensions

Vestibule 1.44m x 1.26m

There is a wide timber entrance door into the vestibule which has heavy matching timber to one wall. The ceiling has been wood-lined and the remaining wall is also timber and incorporates a cupboard which houses the electrics. The flooring is laid to the original tiling. A wide half-glazed timber door leads into the hallway.

Hallway

This large open hallway has a feature arch in the high ceiling. The flooring is laid to vinyl and there is a radiator to the wall. There are deep skirtings and facings with cornicing to the ceiling and a ceiling rose. A staircase leads to the upper floor. There is a deep understairs storage cupboard and doors lead to the kitchen, dining room and utility room.

Kitchen 3.85m x 4.32m

This lovely big and bright kitchen has a south facing window. The abundance of wall and base units are a very light grey with matching black worktops. There is a large breakfast bar with drawers fitted below to one side. There is a one and a half bowl stainless-steel sink with mixer tap and drainer. This room has a six-ring gas Range-master cooker with a cooker hood fitted above and there is also a fitted microwave. The flooring is laid to vinyl and there is a radiator to the wall. Three lamps are suspended over the breakfast bar area. There is also space for an American fridge freezer in this room.

Utility Room 2.59m x 2.05m

This room has a half-glazed entrance door which provides natural daylight into the hallway through the two south facing windows. A wide timber door leads out into the garden. There is a fitted worktop with services below for a washing machine and there is also a Belfast sink. There is a radiator to the wall and the flooring is laid to the original flagstones.

Dining Room 5.36m x 4.74m

This large room has two windows facing to the front. It has beautiful original cornicing and an original ceiling rose, there is also a dado rail to the upper walls. There is a beautiful fireplace with a wide timber mantle and surround. A gas fire sits on a Caithness flagstone hearth. The flooring is laid to carpet and there is a radiator to the wall. There are also two shelved alcoves to this beautiful big room.

Stairs to Landing

The staircase is painted with carpeting run up the middle of it. There is a turn on the stairs which leads into a bathroom. The landing has been laid to vinyl and there is a radiator to the wall.

Bathroom 2.49m x 2.16m

This room has a bath with a mains shower fitted above, W.C. and a handbasin with mixer tap set into a unit with cupboards below. The flooring is laid to vinyl and there is a radiator as well as a chrome heated towel rail. An opaque window with a deep sill faces to the rear. There are spotlights to the ceiling and a fitted mirror to the wall.

Lounge 7.16m x 4.71m

This lovely large room has the original beautiful cornicing and ceiling rose and a lovely bay window faces to the front as well as a second window further along the wall. There is a fireplace with timber mantle and surround which has a gas fire sitting on the Caithness flagstone hearth. There are alcoves to either side of the fireplace which both have a fitted display shelf. The flooring is laid to carpeting and there is a radiator to the wall.

Property

Dimensions

Master Bedroom 4.41m x 3.96m

This large room has a window facing out over the garden. There is a blocked off fireplace which has a timber mantle and surround. There is a shelved alcove into the wall and the flooring is laid to carpet, there is also a radiator to the wall.

Stairs to upper Landing

The stairs are painted with carpeting up the middle. On the turn of the landing there is a handy box room which is of a good size. The flooring is laid to vinyl and there is a velux window to the ceiling.

Box Room 2.53m x 2.13m

A small window faces to the rear from this room. The flooring is original floorboards which have been painted cream and there is a radiator to the wall

Bedroom 2 4.57m x 4.33m

This large double bedroom has beautiful bay windows facing to the front. There is a blocked-off fireplace which has a timber mantle and surround. There is a built-in shelved cupboard. There is a radiator to the wall and the flooring is laid to carpeting.

Bedroom 3 3.05m x 3.62m

This double bedroom has a window facing to the rear. There is a blocked off fireplace which has a timber mantle and surround. There is a shelved alcove and there is a radiator to the wall. The flooring is laid to carpeting.

W.C. 2.51m x 1.17m

There is a W.C. and a handbasin with mixer tap which is set into a unit with cupboards below. There is a velux to the ceiling and a radiator to the wall. The flooring is laid to vinyl.

Bedroom 4 4.34m x 2.59m

This double bedroom has a window facing to the front with cupboards below. There is a blocked off fireplace with timber mantle and surround. There is a radiator to the wall and the flooring is laid to carpeting.

Garden

There is a walled garden to the rear which is laid mainly to grass with trees and shrubs. There is also a concreted patio area which allows for outside dining during the warm weather.

WICK

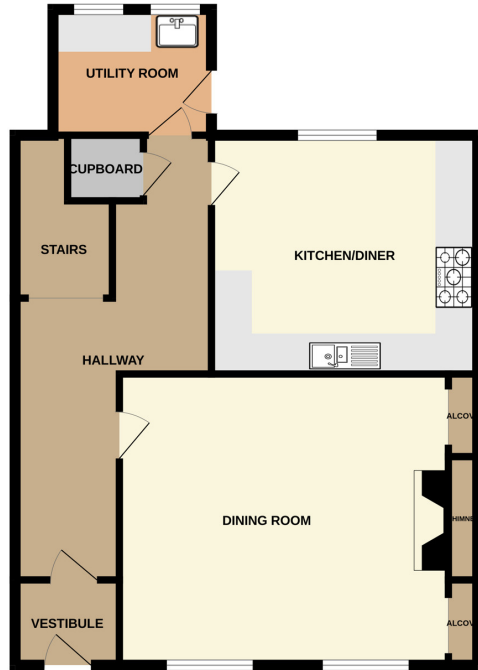
Property Location

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.

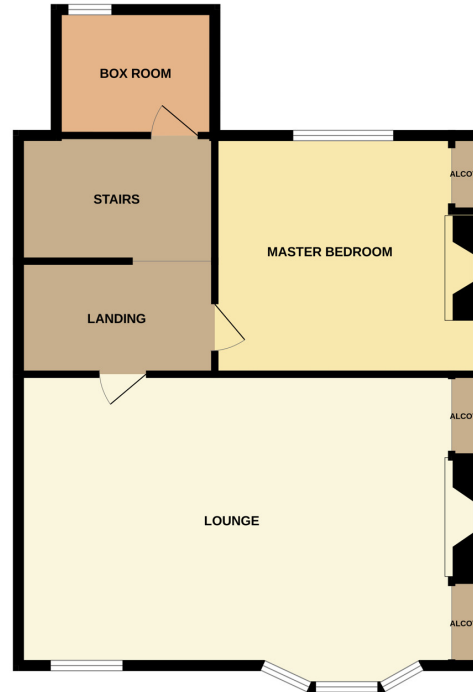


Property Layout

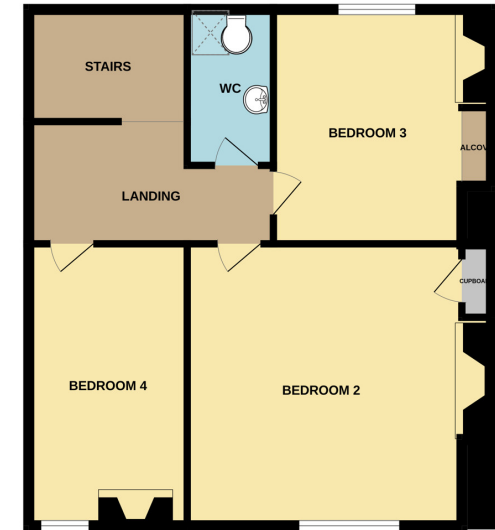
GROUND FLOOR



1ST FLOOR



2ND 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.
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