



MOWAT LANE, WICK

Offers Over £105,000

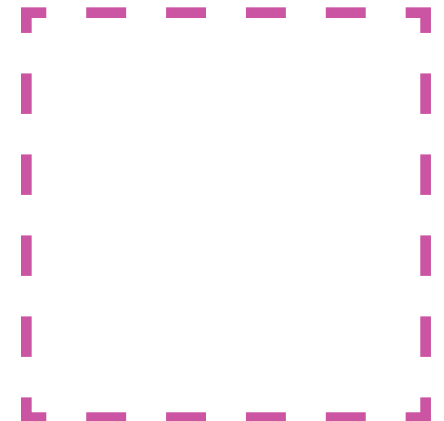


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3 BEDS | 2 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this three-bedroom stone-built spacious and bright home which is situated in the center of the town and also just a few minutes walk from Wick riverside. The accommodation is spread over three levels and incorporates plenty of storage space. The hallway opens into the lounge and also into the kitchen. There is a good sized lounge and the focal point of the room is a fireplace which has a coal effect gas fire on the hearth. The kitchen is fitted with wall and base units and has a built-in cupboard which houses the newly fitted combi heating boiler, a room off the kitchen leads into a utility room. Upstairs to the 1st floor landing there are two double bedrooms, one of which has a door which opens into a walk-in storage cupboard and there is also a family bathroom on this floor. Up onto the 2nd floor, there is another large double bedroom and there is also another bathroom. Outside and to the side of the property there is a small walled courtyard which has a stone-built shed. This is a lovely spacious family home which is conveniently situated close to local amenities.



Extra Information

The Council Tax Band is B

The School catchment area is Noss Primary School / Wick High School

The central heating is gas

Key Features

- STONE BUILT PROPERTY
- SITUATED IN THE CENTER OF THE TOWN
- THREE BEDROOMS
- COURTYARD TO SIDE
- EPC E



Property Photos



Property Photos



Property Dimensions

Hallway

There is a timber entrance door with a glazed panel above. The hallway and staircase are carpeted. There is a radiator to the wall and doors lead to the lounge and kitchen/diner.

Lounge 5.17m x 3.39m

This large room has a coal effect gas fire set on a hearth with timber mantle and surround. There is a shelved alcove with cupboards below housing the electrics. A window with a deep sill faces to front. There is a long radiator to the wall. The flooring is laid to laminate.

Kitchen/Diner 4.00m x 2.73m

This room has wall and base units with fitted worktops and tiled splashback. There is a cream ceramic sink with mixer tap and drainer. There are services for a mains gas cooker. There is a fridge under the worktop. A window faces to the rear with a deep tiled sill. The flooring is laid to vinyl. There is a cupboard flush into the wall which houses the newly fitted combi heating boiler. A door leads into the utility room.

Utility Room 2.57m x 0.75m

There is a half-glazed door into the utility room. A window faces to the front. There are services for a washing machine. There is an understairs cupboard which houses a refrigerated drinks cabinet.

Stairs to 1st floor landing

The stairs and landing are laid to carpet. There is a window with a deep sill facing to the front and there is a radiator to the wall.

Master Bedroom 5.18m x 3.36m at widest

This large room has a window with a deep sill facing to the front. There is a shelved built-in cupboard. There is a radiator to the wall and the flooring is laid to laminate.

Bedroom 2 3.52m x 3.17m

This double room has a window facing to the rear. There is an alcove into the wall. There is a radiator to the wall and the flooring is laid to carpet. A door opens into a storage room which houses the water tank and has a window facing to the front.

1st Floor Bathroom 2.46m x 1.75m

There is a three-piece suite comprising a bath, W.C. and handbasin. There is a radiator to the wall and the flooring is laid to vinyl tiles. An opaque window faces to the rear.

Property

Dimensions

Stairs to 2nd landing

The stairs and landing are carpeted. There is a storage cupboard on the landing and a skylight to the ceiling.

2nd Floor Bathroom 3.52m x 1.87m

There is a three-piece suite comprising a bath with Triton electric shower fitted above, W.C. and a handbasin. The walls surrounding the bath are fully tiled. There is a radiator to the wall and the flooring is laid to carpet. There is a velux to the ceiling and a hatch to the attic space.

Bedroom 3 4.11m x 3.26m

This double room has a large window facing to the front which overlooks the roof tops of the town. There is a fitted dado rail and there is a radiator to the wall. The flooring is laid to carpet.

Courtyard

To the side of the property there is a walled courtyard which is laid to paving and has a stone-built shed.

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

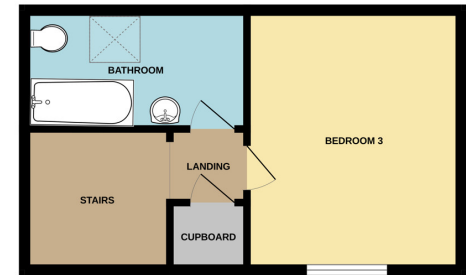
GROUND FLOOR



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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- Drone Photography





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