



# THURSO ROAD, WICK

Offers Over £200,000



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4 BEDS | 2 BATH | 1 RECEPTION

## Property Information

This spacious family home is situated in a sought-after residential area of the town and has four bedrooms, two reception rooms and a large workshop at the bottom of the garden along with various outbuildings. There is a hallway that flows into a lounge which faces to the front and also into a dining room which has an archway leading into the fitted kitchen which faces out over the fabulous garden grounds, there is a utility room off the kitchen and also a handy downstairs W.C., a door leads from the utility room out to the rear garden. A split staircase leads to the first floor, there is a family bathroom off the left split of the stairs, up onto the landing there are three double bedrooms. A staircase leads up to another landing which has doors into eaves storage space and also into an attic bedroom. Outside to the front there is offroad parking, to the rear there is a very long garden which has areas of lawn, flower borders, vegetable patch, patio areas, various sheds and outbuildings as well as a fabulous workshop which sits at the bottom of the garden and has two rooms within it, the large room is the workshop area and there is also a room which has a beautiful fireplace with a log burner. In walk-in condition, this is an ideal home for a larger family and is also situated not far from local schooling.



# Extra Information

## Services

School Catchment Area is Newton Park Primary School/  
Wick High School.

## EPC

EPC D

## Council Tax

Council Tax Band C

## Tenure

Freehold

## Viewing

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

## Extras

Not Specified

## Key Features

- **SPACIOUS FAMILY HOME**
- **SITUATED IN A RESIDENTIAL AREA**
- **WALK-IN CONDITION**
- **FOUR BEDROOMS**
- **TWO RECEPTION ROOMS**
- **OFFROAD PARKING TO FRONT**
- **LARGE GARDEN TO REAR**
- **WORKSHOP AND VARIOUS OUTBUILDINGS**



# Property Photos



# Property Photos



# Property

## Dimensions

### Vestibule 1.43m x 1.13m

There is a partial glazed timber entrance door with glazed panel above leading into the vestibule. The walls have been wood panelled. The flooring is laid to tiling and there is a partial glazed timber entrance door into the hallway with a glazed panel above.

### Hallway

The flooring is laid to laminate and there is a feature archway leading onto the staircase. There are doors leading into the lounge and dining room. There is a radiator to the wall.

### Lounge 4.12m x 3.89m

This lovely bright lounge has a window facing to the front with a deep sill and open display shelves below. There is a beautiful fireplace which is faced with stone, there is a Caithness flagstone hearth and a timber mantle surround. The flooring is laid to laminate and there is a radiator to the wall.

### Dining Room 4.04m x 3.00m

This lovely large room has a feature wall which has a mantle with shelves, cupboards and drawers below. There is also a deep under stairs storage cupboard. The flooring was laid to laminate and there is a radiator to the wall. An archway leads into the kitchen.

### Kitchen 2.50m x 2.85m

There are wall and base units with grey fitted worktops and a tiled splashback. There is a free-standing mains gas four ring cooker and the cooker hood is fitted above. There is a stainless-steel sink with drainer and mixer tap. A window faces over the rear garden. The flooring is laid to laminate and there are downlighters to the ceiling. There is also a beautiful feature stone wall to this room. A door leads into the utility room.

### Utility Room 2.67m x 2.28m

This good-sized area has a wall and base unit with fitted worktop and services for a washing machine and tumble drier. There is space for a fridge / freezer which has a fitted shelf above. The flooring is laid to laminate. There are coat hooks to the wall and a upvc half-glazed timber effect door leads to the rear garden, there is also a door into the W.C.

### W.C. 1.40m x 1.17m

There is a W.C. and handbasin with tiled splashback. The flooring is laid to laminate.

### Stairs to 1st floor landing

There is a split staircase with a bathroom on the split to the left. There are two built-in storage cupboards and the flooring is laid to carpeting, there is a radiator to the wall and a velux window to the ceiling.

# Property Dimensions

## **Bathroom 1.92m x 2.34m**

There is a bath with a Triton fitted shower above and tiled surround, W.C. and a handbasin. The flooring is laid to laminate and there is a small shelved cupboard built into the wall. There is a radiator to the wall and an opaque window faces to the rear.

## **Bedroom 2 2.90m x 2.66m**

This bright double room has a window facing to the front, a radiator to the wall and the flooring is laid to carpeting.

## **Stairs to upper landing**

The landing has been laid to carpeting and there is a velux to the ceiling providing natural daylight. There are doors into eaves storage space. A door leads into a bedroom.

## **Gardens**

To the front there is open garden ground which is laid to paving with gravelled offroad parking. To the rear there is a long garden which has a large paved patio area with flower border which leads onto a path which has an area of lawn to the side. There is a block built shed measuring 7m x 2.66 with windows to side and rear, there is a pedestrian timber entrance door and concrete floor. There are fitted shelves and fitted power and light. Leading down another path onto lawn which has stepping stones, there is a vegetable patch. There is a beautiful decorative walkway down the length of the garden. There is a greenhouse which is block built with timber glazing and a concrete floor measuring 3.20m x 1.64m. Further down the garden is another storage shed which has a wall between the two. Fitted with timber entrance doors and concrete flooring the building measures 6.35m x 1.07m. Further down the garden grounds is another patio area which is laid to paving. There is a large workshop and beyond the workshop is another patio area which is laid to concrete.

## **Master Bedroom 3.86m x 3.49m**

This large bright room has a bay window facing to the front with a very deep sill and deep shelves below. There is a shelved alcove to the wall with small cupboard above. There is a radiator to the wall and the flooring is laid to carpeting.

## **Bedroom 3 3.40m x 3.03m**

This double room has a built-in cupboard which also houses the heating boiler. There is shelving to one wall and a window with a deep sill faces to the rear with shelves below. The flooring is laid to carpeting and there is a radiator to the wall.

## **Bedroom 4 4.54m x 3.39m at widest**

This beautiful bright room has a feature stone wall and two velux windows to the ceiling. There are doors into eaves storage space and the flooring is laid to carpeting. There is also an open shelf to one wall.

# Property

## Dimensions

### **Workshop 9.57m x 4.28m**

This building was built in 2017 and is of block-built construction, the roof is peaked and tiled. The walls and ceiling are insulated and finished with plaster boarding and has been painted. There is a room off the main workshop which has a tiled floor and is fitted with a log burning stove which has a stone fireplace and stone feature wall with a timber mantle and stone to the front wall which has a UPVC window above. There is fitted work benches power, light and strip lights to the ceiling. There is a UPVC entrance door into the hallway and the workshop has two UPVC windows facing to the side.



## WICK

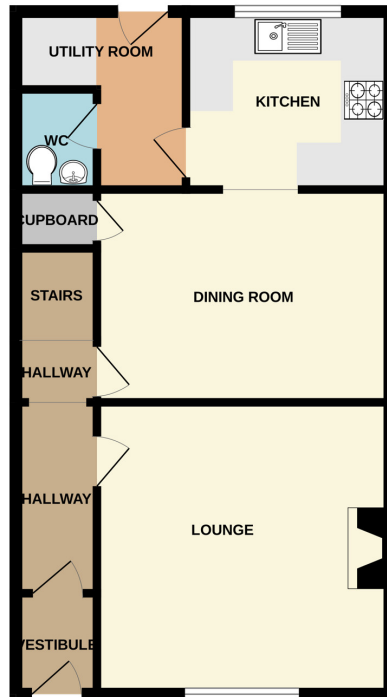
### Property Location

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

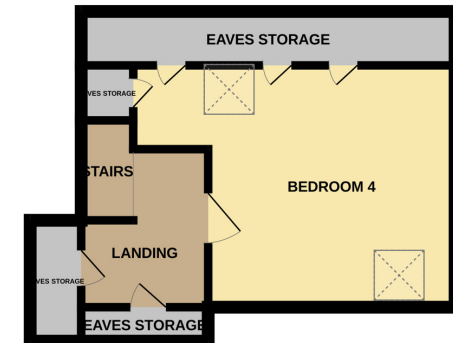
GROUND FLOOR



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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