



# LOWER DUNBAR STREET, WICK

Offers Over £120,000



**Yvonne  
Fitzgerald**  
PROPERTIES

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3 BEDS | 3 BATH | 2 RECEPTION

## Property Information

This beautiful three-bedroom town house is located in a popular residential area of Wick. The home retains many original period features including cornicing, balustrade and window shuttering. On entering the hallway there is an open storage area and stairs lead up to the first floor. The lounge is decorated in neutral tones and features the original window shuttering, accessed through a feature archway from the lounge is the spacious dining room. The kitchen is tastefully decorated and benefits from an eight-ring gas stove cooker which has a double oven, grill and warming plate. Features such as wooden beams and large white sink fitted with drainer and a rose gold coloured mixer tap give this kitchen a unique look. There are three good sized bedrooms in this home and as well as the family bathroom, there is an en-suite and shower room. Outside, to the rear of the property there is an attractive low maintenance patio area perfect for relaxing after a hard day. 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's, Boots, Screwfix, Superdrug, Argos, Pets at Home and B&M, as well as banks and a post office. The house is within easy driving distance of all amenities, including the Caithness General Hospital, Doctors Surgery and Newton Primary School; High School. There are many leisure opportunities including a popular golf course, a squash club and a public swimming pool/gymnasium. The town also boasts an airport and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.



# Extra Information

## Services

Gas Central Heating, School Catchment Area is Newton Park Primary School / Wick High School

## EPC

C

## Council Tax

B

## Tenure

Freehold

## Viewing

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

## Extras

What3Words///cake.ordinary.waggled

# Key Features

- TOWNHOUSE
- SITUATED CLOSE TO LOCAL AMENITIES
- RETAINS SOME ORIGINAL FEATURES
- SPACIOUS ACCOMMODATION
- THREE BEDROOMS (ONE WITH ENSUITE)
- BATHROOM & SHOWER ROOM
- IN WALK-IN CONDITION
- COURTYARD TO REAR



# Property Photos



# Property Photos



# Property

## Dimensions

### **Downstairs Hall 2.33 m x 1.26 m**

The UPVC, partially glazed door leads into the entrance hall. Neutrally decorated in Magnolia, this room has a dado rail, with coving on the ceiling. There are ceramic floor tiles and a pendant light fitting, as well as a deep under-stair storage area.

### **First Floor Landing 1.7 m x 1.36 m**

The original staircase, which is carpeted and has wall lights, leads onto the First Floor Landing where there is a central heating radiator. A window with blinds looks out onto the front elevation. An original four panel door opens into the tastefully decorated lounge.

### **Lounge 5.13 m x 3.55 m**

Decorated in neutral colours, this beautiful room is well appointed and the window, to the front, has original wooden shuttering. The floor is carpeted and features coving and spotlights. The generous dining room area is accessed through an attractive archway within the lounge. A further door leads to the rear hallway. There is a radiator to the wall.

### **Dining Room 2.69 m x 3.11 m**

Accessed through a large archway from the lounge, the dining room offers a comfortable space for entertaining. The window has original shuttering and blind and faces the rear elevation. The dining room features coving and original ceiling rose. The décor continues from the living room giving these rooms a lovely flow.

### **Kitchen/Diner 4.43 m x 4.15 m**

The kitchen/diner is well appointed with an eight-ring gas stove cooker which has a double oven, grill and warming plate. There is a good range of fitted units and space for a washing machine, as well as a useful pantry cupboard which also houses the heating boiler. There is feature tiling to the splashback and there is a large white sink fitted with drainer and rose gold coloured mixer tap. This spacious kitchen has ample room for a table and chairs when entertaining. There is a beautiful six bulb downlighter over the dining area. There are two central heating radiators within this room. There are ornate beams fitted to the ceiling to add a rustic feel to the room and there is wood lining to half of the walls. There is a recessed shelf into the wall in the dining area. Two windows face to the side. The flooring has been laid to laminate and a glass UPVC exterior door leads out to steps down into the court yard.

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

This room has been designed in keeping with the character of the property. The bath has a mains shower fitted above, W.C. and handbasin. The bathroom benefits from built-in storage provided by a full wall of cupboards and attractive arched recesses for toiletries which have fitted lights. There are four brass light fixtures, a radiator, an extractor fan and vinyl flooring. The ceiling has been wood-lined and the walls have been tiled around the bath and to the upper walls of the room.

### **Hallway 2.46 m x 0.89 m**

The hallway is carpeted and neutrally decorated and there is a pendant light fitting.

# Property

## Dimensions

### Stairs to Second Floor

The stairwell is carpeted, there are wall mounted lights.

### Top Hall Landing 8.43 m x 0.98 m at longest and widest

Windows to the front and side elevation brighten the hallway. The floor is carpeted and there are two flush light fittings. Eaves storage is accessed by doors and there is a radiator.

### Bedroom One 3.5 m x 3.02 m

This attractive front facing bedroom is tastefully decorated featuring chrome and glass wall lighting, a data rail and laminate flooring. This room also has a central heating radiator and is of good proportions.

### Shower Room 1.16 m x 3.1 m

This is well-presented room has a white W.C., a pedestal sink with mixer tap and a shower (which has a chrome and glass cubicle Triton unit). There is a chrome towel radiator and a wall mounted mirrored cupboard. This room has vinyl flooring, and an opaque window looks on to the rear elevation. There are double built-in storage cupboards which are fitted with louvre doors.

### Bedroom Two 3.2 m x 3.65 m

This bright bedroom benefits from plenty of open floor space and is neutrally decorated. The floor is carpeted and as well as chrome four light fitting there are two wall light. There is a chrome four light fitting, two wall lights and a central heating radiator. The window faces the side elevation and a hatch gives access to the attic space.

### Bedroom Three 4.41 m x 3.86 m

This beautiful and spacious bedroom has white painted walls and dual aspect windows with deep sills face to both front and rear. There are ceiling spotlights, grey carpet and a central heating radiator. A door opens into the beautiful modern ensuite.

### Ensuite 1.28 m x 3.32 m

This stylish room has a double glass electric shower, a white WC and a pedestal sink. It is immaculately presented with wet wall around the shower cubicle. There are chrome ceiling lights making this a bright ensuite. A window with a deep sill faces to the rear and there is a heated towel rail to the wall.

### Courtyard

The courtyard is accessed down steps from the kitchen/diner, a few more steps down from the courtyard gives access to a shared garden area where there is a drying green.

## 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.





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