



# Dunnett Avenue, Wick

Offers Over £88,000



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3 BEDS | 2 BATH | 1 RECEPTION

## Property Information

This is an excellent opportunity to purchase a substantial family home in a popular area of Wick. This superb home is in good decorative order and boasts an open plan lounge/dining room. This reception room boasts a feature papered wall and benefits from sliding patio doors which lead out on to the decking area of the generous rear garden. Located off the dining area is the bright family kitchen which is well equipped to maximise storage space. There is also a beautiful downstairs shower room and three double bedrooms, all of which have excellent storage. The master bedroom also benefits from an En suite.

Outside the garden is partially enclosed at the front and fully enclosed at the rear. Both gardens are mainly laid to lawn with mature shrubs and trees. The rear garden also benefits from a decking area and a garden shed.



# Extra Information

## Services

Electric Storage Heaters.  
School Catchment Area is Noss Primary School/Wick High School

## EPC

EPC E

## Council Tax

Band A

## Tenure

Freehold

## Viewing

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

## Extras

What3words: ///fade.springing.forced

# Key Features

- IDEAL FAMILY HOME
- SPACIOUS LOUNGE/DINER
- MASTER BEDROOM WITH EN SUITE
- THREE BEDROOMS
- EASY WALKING DISTANCE TO NEAREST PRIMARY SCHOOL





# Property Photos



# Property

## Dimensions

### Front Vestibule 1.22m x 1.59m

Accessed via a hardwood door with a glazed panel, the vestibule is well presented with white painted wall and solid wooden flooring. There are wall mounted coat hooks, a ceiling downlighter as well as a cupboard which houses the electric consumer unit. A fifteen-pane panel door leads into the open plan lounge/dining room.

### Lounge 5.24m x 6.41m (at longest and widest)

This spacious and bright reception room has been tastefully decorated and boasts a feature papered wall. There are ceiling downlighters and chrome sockets. A window with curtains and blinds can be found to the front elevation. A focal point within the room is the attractive oak fireplace with an insert electric fire. This room benefits from ceiling downlighters, a raised breakfast seating area and sliding patio doors which give access to the generous rear garden. There is also wooden flooring, a storage heater and a recessed cupboard under the stairs. An opening leads to the family kitchen

### Kitchen 3.56m x 2.01m

This bright room is located off the lounge. There are base and wall units with a wooden worktop and a stainless-steel sink as well as splashbacks. There is also a ceramic hob with a chimney extractor hood and space for a washing machine, dishwasher and fridge/freezer. This room benefits from an integral oven, wall mounted shelving and wooden flooring. A window with a roller blind can be found to the rear, there is also a smoke alarm and ceiling downlighters.

### Family Shower Room 2.25m x 1.37m

The well presented shower room has a white pedestal sink, a W.C. and stone tiled flooring. The walls have been partially tiled and there is a recessed shower with a Mira shower unit. This room benefits from an extractor fan and ceiling downlighter.

### Stairs to landing

A solid wooden stairwell gives access to the first floor. The staircase is partially carpeted. There is a pendant light filling as well as a ceiling downlighter. This area of the home has a generous shelved cupboard, which houses the water tank. Grey painted doors give access to three bright double bedrooms.

### Master Bedroom 3.10m x 3.18m

This generous room has a feature block glazed panel with a window above. The window has been dressed with both curtains and blinds. It is neutral in décor with white painted walls, there is a Dimplex wall mounted heater as well as ceiling downlighters. A carpet has been laid to the floor and there are double sockets. An opening leads into the immaculate ensuite bathroom.

### Ensuite 3.11m x 2.00m

This spacious room has a white bath with wet wall above, a W.C. and a circular basin which has been built into an oak effect vanity unit. There is a generous shelved built-in linen cupboard and ceramic floor tiles. This room benefits from mirrored panels, an extractor fan, ceiling downlighters and there is a window with blinds to the rear elevation.

### Bedroom 2 2.56m x 3.40m

This bright room is front facing and boasts a built in fitted wardrobe. The walls have been painted white and a carpet has been laid to the floor. There are ceiling downlighters, a panel heater and ample double sockets. It also benefits from a wall mounted shelf.

# Property

## Dimensions

### **Bedroom 3 2.30 m x 3.40m**

This tastefully decorated room boasts a fitted carpet and white painted walls. There is a built-in wardrobe with hanging and shelf space, as well as a wall mounted heater. It also benefits from ceiling downlighters and has a window with blinds to the front elevation. There is also a phone point.

### **Gardens**

The front garden is partially enclosed with a stone wall and is mainly laid to lawn with bushes and trees. To the rear, the garden is fully enclosed and benefits from a wooden shed and a decking area. The rear garden also has mature trees, plants and is also laid to lawn.



## WICK

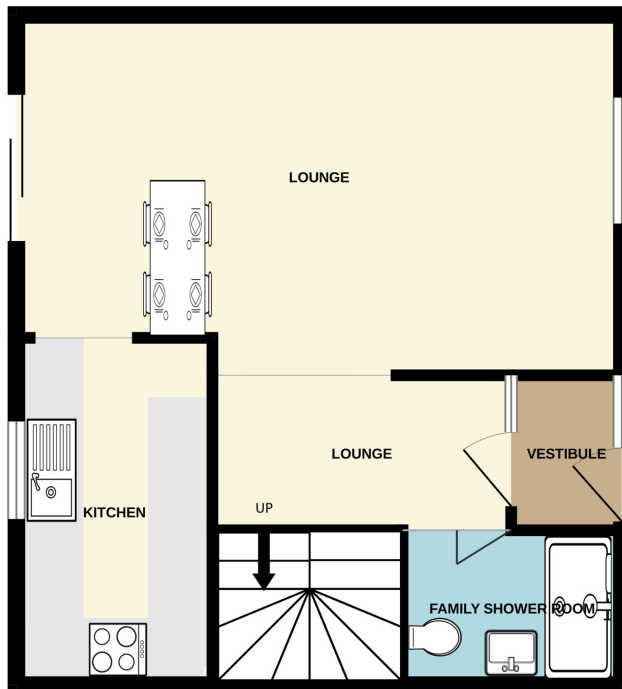
### Property Location

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.

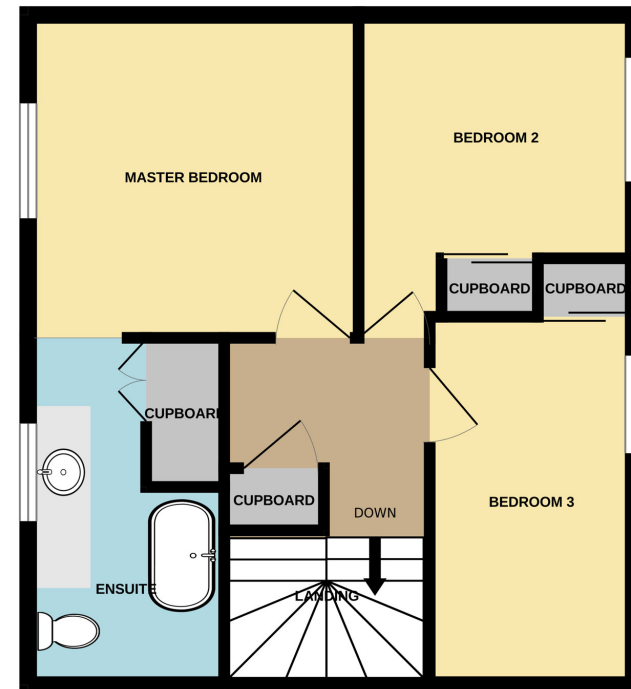


# Property Layout

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.  
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