



GRANT STREET, WICK

Offers Over £170,000



01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

4 BEDS | 2 BATH | 1 RECEPTION

Property Information

This is an excellent opportunity to purchase an immaculately presented family home in a much sought after area of Wick. Located over three levels, this stylish property has a beautiful lounge with an oak fireplace and a beautiful cast iron surround. There is a family/dining room which has a feature papered wall as well as a wall mounted electric fire. The family kitchen is stunning with grey high gloss base and wall units with oak laminate worktops. This room also benefits from integral appliances. Located off the kitchen is the rear hall which has services for a washing machine and tumble dryer as well as a shower room. The downstairs hallway is light and bright and boasts a deep under-stairs storage cupboard which can accommodate household appliances. Stairs lead up to the first floor where there are two tastefully decorated, well proportioned double bedrooms and the family bathroom. The bathroom is neutral in decor with white sanitary ware and has a bath with a shower above. Further stairs give access to the second floor landing where there is a generous storage cupboard as well as two further, beautifully presented double bedrooms.

To the rear of the property is the quaint courtyard garden. This area of the home has a seating area, an astro turf lawn and a useful wooden shed. Parking can be found on street to the front of this wonderful home, which also benefits gas central heating.

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 Tescos, Boots, Superdrug, Pets at Home, Argos 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 and the doctors surgery. There are many leisure opportunities including a popular golf course, squash club and public swimming pool/gymnasium within a short commuting distance.. The town also boasts the John O'Groats Airport which has air links to Aberdeen and Edinburgh as well as good rail and coach services.



Extra Information

Services

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

EPC

D

Council Tax

B

Tenure

Freehold

Viewing

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

Extras

What3words: [///arching.selection.patrol](https://www.what3words.com/#!/arching.selection.patrol)

Key Features

- IMMACULATELY PRESENTED
- FOUR BEDROOMS
- CLOSE TO TOWN CENTRE
- TERRACED HOUSE
- ENCLOSED REAR GARDEN WITH ASTRO TURF
- GARDEN SHED



Property Photos



Property Photos



Property

Dimensions

Vestibule

A half-glazed UPVC door leads into the inner hall. There is a dado rail to half-height with wall papered walls above. Tiling has been laid to the floor, there is a radiator and also a chrome triple light fitting. This area of the home has coving, a smoke alarm and an understairs storage cupboard. Pine doors lead to the dining room and lounge. Stairs lead to the first floor.

Lounge: 3.32m x 4.35m

This beautiful room has a feature papered wall and an attractive oak fireplace with a lovely cast iron and tiled surround with a Caithness flagstone hearth. It is a well-presented lounge that features a papered wall, coving, and two recessed alcoves with shelving and a cupboard below. There is a five-light fitting, chrome electrical points, and a window with blinds facing the front elevation. The lounge also benefits from a smoke alarm and oak laminate flooring.

Dining Room: 3.24m x 4.23m

This well-presented room has ceiling beams, a full height radiator and ceiling downlighters. There is a feature papered wall and a wall-mounted electric fire. Oak laminate has been laid to the floor. There is a recessed storage alcove, ample power points and a window with blinds facing to the front elevation. A partially glazed door gives access to the Kitchen.

Kitchen: 2.44m x 3.32m

This superb room has grey high gloss base and wall units with oak laminate work-tops. There is an integrated grill with a single oven, a fridge and a dishwasher. This room benefits from a full-height radiator, oak downlighters, oak laminate flooring and chrome sockets. There is coving, a window to the rear elevation and a door giving access to the hall.

Rear Hall /Utility: 2.42m x 0.74m

The hallway has a window, a half-glazed door to the side elevation and laminate flooring. There are services for a washing machine and tumble dryer. This room benefits from a pendant light fitting and a door leads to the downstairs shower room.

Shower Room: 1.14m x 2.17m

This room has a shower quadrant, a white W.C., and wall-mounted basin. Oak vinyl flooring has been laid to the floor. There is a wall-mounted mirror, an extractor fan and a flush light fitting. An opaque window can be found to the rear with a roller blind, there is also a radiator to the wall.

Stairs to First Floor Landing: 0.91m x 2.03m

A carpeted stairwell leads up on to the first floor. This area of the home has wall lights, a window to the rear elevation and a smoke alarm. White painted doors give access to two double bedrooms and the family bathroom. There is also a central heating radiator.

Bedroom One: 3.33m x 4.42m

This tastefully fully decorated room has a window with a roller blind to the front elevation. There is a cupboard which houses the boiler and a carpet has been laid to the floor. This room benefits from a triple light fitting and double sockets, as well as coving.

Property

Dimensions

Family Bathroom: 2.10m x 1.93m

The bathroom has a bath with wet wall and shower above. There is a white W.C. and a basin which has been built into a maple vanity unit. This room benefits from a wall-mounted mirror, an extractor fan and a flush light fitting. An opaque window can be found to the front elevation. Tiling has also been laid to the floor and there is also a central heating radiator to the wall.

Bedroom Two: 3.35m x 3.72m

This front facing double room boasts mirrored fitted wardrobes with hanging and shelf space. The walls have been wooden lined to half height, there is a pendant light fitting and a radiator can be found to the wall. A further cupboard provides storage, with this room also benefiting from coving. There is a window to the front elevation and ample electrical points.

Stairs to Second Floor Landing: 1.95m x 0.89m

A carpeted stairwell leads up to the second-floor landing, where there is a generous storage cupboard. This area of the home has a pendant light fitting, a smoke alarm and an electric socket. White painted doors give access to two double bedrooms.

Bedroom Three: 4.41m x 3.34m

This bright double room has a feature paper wall and contrasting painted walls. A carpet has been laid to the floor. There is a radiator, ceiling downlighters and a window with blinds to the front elevation.

Bedroom Four: 3.30m x 4.09m

This spacious room boasts dual aspect windows. There are ceiling downlighters, grey painted walls and a new fitted carpet. This room benefits from a radiator and ample power points.

Gardens

Steps from the utility lead to the patio area of the courtyard garden. There is a shed, an astro turf lawn, and some feature stone flower borders. This area of the home is a suntrap in the summer months and extremely private, as it is not overlooked.

WICK

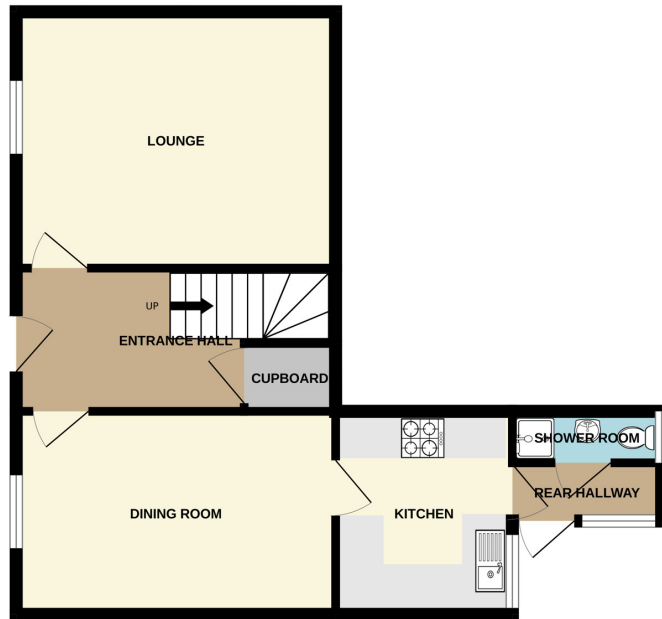
Property Location

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.

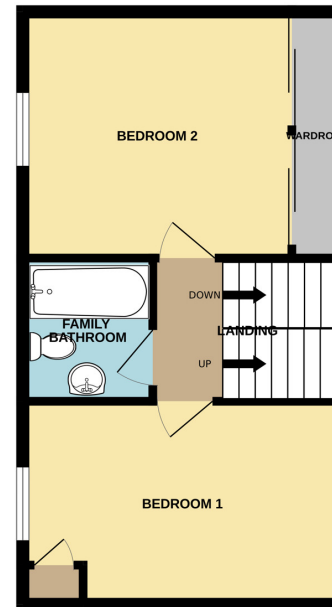


Property Layout

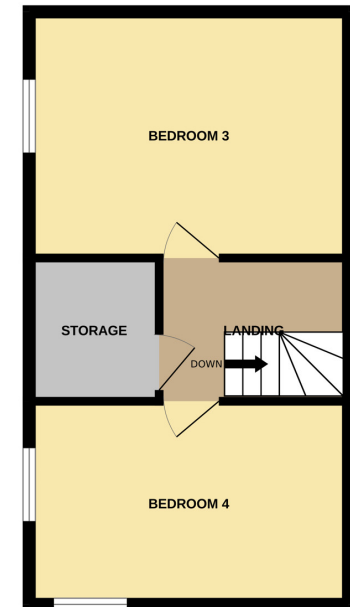
GROUND FLOOR



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.
Made with Metropix ©2024

Moving home can be a **Life-changing Experience**

Moving home is not complicated but it can be a daunting prospect and we recognise that your home is probably the largest single investment you will ever make.

Buying and selling property is a very people orientated business and good communications are essential for a successful move. In recognising this we have employed an experienced sales team. Our talented team of property specialists are among the most knowledgeable and experienced in estate agency in the Scottish Highlands and are genuinely committed to service with a personal touch. All our staff are excellent communicators and are committed to providing the highest level of care and attention throughout the entire moving process.

We offer the widest range of property services in the vicinity, all under one roof, and will always strive to achieve the best price for your property without being unrealistic.

Our aim is simple: to provide the best possible service, assist you from start to finish and communicate regularly throughout the whole process – whatever your property matter

Why Choose Yvonne Fitzgerald Properties

- Global exposure of properties through our cutting edge website and major national portals including Rightmove, Prime Location, Zoopla, On The Market, S1 Homes, Nestoria, Trovit and many more.
- Quality colour printed sales particulars with bespoke options and floor plans.
- Comprehensive database of applicants matching quality sellers to buyers
- 360 Virtual Matterport Tour with doll house view, measuring tool and 3d floor plan.
- Top three selling agent in the Highlands in 2021 and 2022 for number of properties sold.
- Largest independent estate agency in the Highlands.
- No upfront fees.
- All calls and emails monitored out of hours.
- We oversee the whole sales process from start to finish.
- Over 25 Years Experience.
- Drone Photography





All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor(s) ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.