



BIGNOLD COURT, WICK

Offers Over £88,000



01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

2 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this beautiful apartment which is located within a most attractive period property. This desirable home boasts a spacious lounge with a high ceiling, a large picture window and an attractive fireplace. The beautiful fitted kitchen is stylish with cream base units with plenty of space for a table and chairs, as well as appliances. There are two tastefully decorated double bedrooms and a beautiful bathroom on the first floor. This wonderful property offers lovely views over the countryside from the rear lounge and would make an excellent home for either a first-time buyer or a buy to let investor. At present this superb property is being run as an air bnb.

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, 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 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.



Extra Information

Services

Electric Storage Heating
School Catchment Area is Noss Primary School/Wick High School

EPC

D

Council Tax

C

Tenure

Freehold

Viewing

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

Extras

What3words: ///gentle.drizzly.deluded

Key Features

- IMMACULATELY PRESENTED
- TWO BEDROOMS
- BUSINESS OPPORTUNITY
- OFF ROAD CAR PARKING
- PERIOD HOME



Property Photos



Property Photos



Property Dimensions

Hall 3.02m x 1.2m

A hardwood door with glazed panel leads into the bright hall. This area of the home has a storage cupboard and a fitted carpet. There is a pendant light fitting and an electrical socket. Oak doors lead to the beautiful kitchen and superb lounge.

Lounge 4.53m x 4.64m

This lovely room has a feature painted wall, a dado rail and a drop down light fitting. A focal point within this room is the attractive painted fireplace with an insert electric fire. There is a window to the rear elevation with curtains and an electric panel heater. This immaculate room also benefits from ample double sockets and a high ceiling which gives it a feeling of space.

Stairs & Landing 1.1m x 2.35m

A carpeted stairwell leads to the first floor landing where a window can be found to the side elevation. There are wall mounted shelves, a hatch to the loft void, a pendant light fitting and a smoke alarm. Oak doors lead to the bathroom and two beautiful bedrooms. There is also a storage heater.

Family Bathroom 1.68m x 2.36m

This lovely room has been tiled from floor to ceiling and has a bath with a shower above. There is a pedestal sink, a WC and vinyl flooring. It also benefits from an extractor fan and ceiling downlighters. The walls are neutral in decor.

Inner Hall 1.85m x 3.68m

This area of the home is well presented. There are magnolia painted walls, a beige fitted carpet, a pendant light fitting and electrical sockets. Oak doors lead to the lounge and the understairs storage cupboard.

Kitchen 3.58m x 3.41m

This beautiful room has cream painted units with oak laminate worktops. There is a stainless steel sink, a ceramic hob and a single oven. Above the cooker has been tiled and there is a chrome chimney extractor hood. This well presented room also benefits from a freestanding washing machine and a fridge freezer. There are two drop down light fittings, vinyl flooring and an electric panel heater. A window can be found to the front elevation with blinds. There is also plenty of room for a dining table and chairs.

Bedroom One 4m x 5.46m

This delightful room has dual aspect windows with curtains and is in excellent decorative order. There is a grey fitted carpet, a dado rail and a pendant light fitting. It also benefits from an electric panel heater. It is a well proportioned room.

Bedroom Two 3.87m x 3.81m

This beautiful room boasts three generous storage cupboards. There are dual aspect windows with curtains, a grey fitted carpet and a Dimplex heater. This spacious bedroom also benefits from a pendant light fitting, double sockets and an aerial point. It is a light and bright bedroom.

Property

Dimensions

Garden

Access to the flat is through a communal entrance which is shared with one other flat. To the rear there is a drying green and an area of lawn. There is plenty of parking to the front, side and rear.

WICK

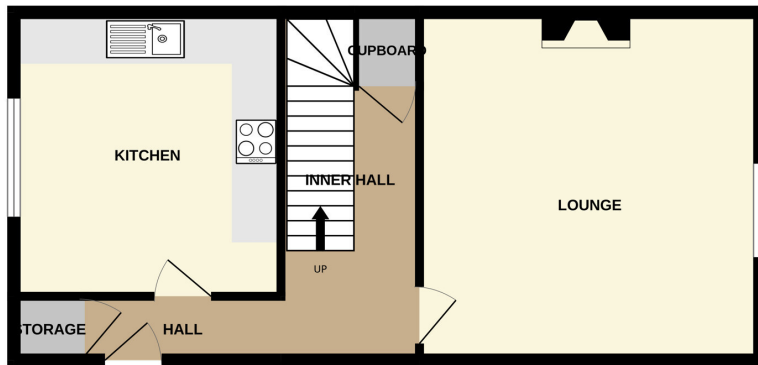
Property Location

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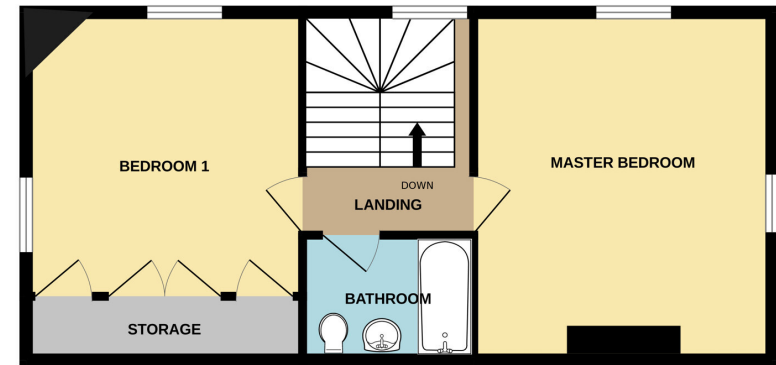


Property Layout

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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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

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- **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, the type of construction, or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyors, etc., prior to the exchange of contracts.