



# FRANCIS STREET, WICK

Offers Over £65,000



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**2 BEDS | 1 BATH | 2 RECEPTION**

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this lovely townhouse which offers accommodation over three floors. Centrally located not far from the town centre, this neutrally decorated property would make an excellent home for a first-time buyer or an investor. On the ground floor there is a fitted kitchen as well as a dining room and a shower room. This area of the home is light and bright and gives access to the communal gardens. On the first floor is a well-presented lounge with an attractive fireplace as well as a double bedroom. Further stairs lead up to the second floor where there is an attic bedroom which is of good proportions and a useful storage cupboard.

This home is located in the Royal Burgh of Wick which 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, Superdrug, Argos and B&M as well as 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

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

## EPC

EPC G

## Council Tax

Band A

## Tenure

Freehold

## Viewing

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

## Extras

What3Words: [///loitering.hometown.available](https://www.what3words.com/loitering.hometown.available)

# Key Features

- UPSTAIRS LOUNGE
- TWO BEDROOMS
- CLOSE TO TOWN CENTRE



# Property Photos



# Property Photos



# Property

## Dimensions

### Hallway 1.67m x 2.00m

This area of the home has pine clad walls, vinyl flooring and a Kyros low energy wall mounted heater and benefits from a useful understairs cupboard. There is a pendant light fitting, a smoke alarm and wall mounted coat hooks. A door leads to the kitchen and stairs give access to the first floor.

### Dining Room 2.24m x 1.97m

Located to the rear of the home the dining room has solid wooden flooring and a wall mounted cupboard. A large window, with blinds, looking out to the rear garden provides plenty of natural light. The room benefits from a Kyros electric heater and there is a cupboard which houses the hot water tank. There is a chrome light fitting. Doors lead to the shower room and the rear garden.

### First Floor Landing 1.91m x 0.83m

A carpeted stairwell leads to the first-floor landing. There is a pendant light fitting and window to the front elevation. Doors lead to the lounge and bedroom.

### Bedroom One 2.47m x 2.28m

This lovely room has wallpapered walls and a blue fitted carpet. There is a built-in cupboard, electrical points and a pendant light fitting. A window with curtains faces the rear elevation.

### Kitchen 2.39m x 3.05m

This room boasts oak base units with laminate worktops and a tiled splashback. There is a stainless-steel sink with a drainer and a freestanding cooker and fridge. There is Vinyl flooring and the room benefits from a triple light fitting and a window to the side elevation. A door leads to the dining room.

### Shower Room 2.06m x 1.97m

This room has wooden panelling to half height of shower enclosure, WC and built in basin. The shower benefits from an electric shower unit. There is a wall mounted light with shaver point above the sink, an extractor fan and a pendant light fitting. It also benefits from dual aspect windows and vinyl flooring.

### Lounge 3.24m x 4.42m

This beautiful room has a featured papered wall and as of good proportions. There is an attractive pine fireplace with an insert electric fire which makes a pleasing focal point within the room. It benefits from a fitted carpet, a triple light fitting and a Kyros heater and the ceiling is clad in pine. A window with curtains faces the front elevation. There is also a storage cupboard.

### Second Floor Stairs & Landing 0.79m x 1.38m

Stairs lead up to the second floor landing which has a deep storage cupboard a smoke alarm and wall light. The stairs benefit from a window facing the front elevation which provide plenty of natural light. A door leads into the attic bedroom.

# Property

## Dimensions

### **Bedroom Two 3.35m x 4.29m**

This attic bedroom has pine clad walls and a velux window which allow natural daylight to flood through. The floor has been carpeted and there is a 3-spot light fitting, ceiling downlighters and double sockets.

### **Garden**

The communal garden is laid to lawn with a drying green, roses and hedging.

## WICK

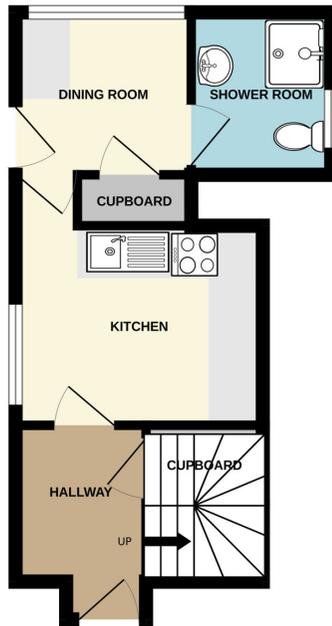
### Property Location

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.

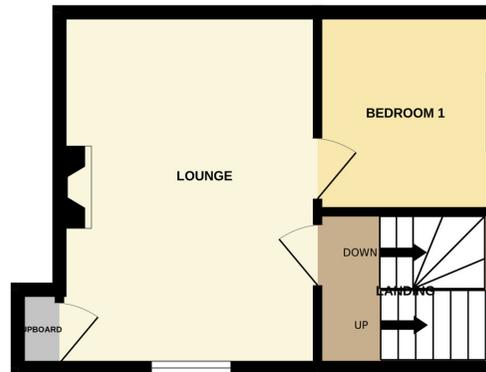


# Property Layout

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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## 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.
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- 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.