



MARWILL, THURSO ROAD, WICK

Offers Over £117,000



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2 BEDS | 1 BATH | 1 RECEPTION

Property Information

Marwill is a beautifully presented end of terrace period home which offers family living at its best over two levels. This lovely property is in excellent condition throughout and has many period features. On the ground floor is a tastefully decorated lounge which benefits from high ceilings and wooden flooring as well as a beautiful wooden fireplace with a cast iron surround and an open coal fire. The stunning kitchen is of good proportions with an excellent range of white high gloss units with solid wooden worktops and integral appliances. The kitchen also has space for a dining table and chairs. Located off the kitchen is the superb shower room. This room is very spacious and benefits from a large shower enclosure and a wall mounted basin. There is also a generous under-stairs storage cupboard which completes the ground floor accommodation. The stairs and landing are both light and bright and benefit from plenty of natural daylight. Pitch pine doors give access to two generously proportioned bedrooms on the first floor with the larger of the bedrooms benefiting from freestanding wardrobes.

The property is accessed by a private driveway, with a dry-stone dyke wall surrounding the front garden. The front garden is mainly laid to lawn with flower borders and mature trees. To the rear, is a large garden which is very private. This area benefits from two sheds, a drying green and an area of lawn. It is very secluded and surrounded with trees.

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, Screwfix, Superdrug, Argos, Pets at Home and B&M, as well as a bank and a post office. This beautiful house is within easy driving distance of all amenities, including the Caithness General Hospital and Doctors Surgery. 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

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

EPC

E

Council Tax

A

Tenure

Freehold

Viewing

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

Extras

What3words///hoped.chemistry.clinic

Integrated appliances are to be included with the sale, along with the large wardrobe upstairs.

The remaining furniture / appliances are open to separate negotiation.

Key Features

- Immaculately Presented
- Period Features
- Modern Stylish Kitchen
- Large Rear Garden
- Off Road Parking



Property Photos



Property Photos



Property Dimensions

Font Hall 3.15m x 0.89m

Accessed in through a partially glazed UPVC door, the hall is bright with painted walls, and oak laminate flooring. There is a central heating radiator, a flush light fitting and a socket. A cupboard under the stairs provides storage. Beautiful pitch pine doors lead to the lounge and kitchen.

Lounge 2.91m x 3.95m

The beautiful lounge features a white wooden painted fireplace with a cast iron surround, a Caithness flagstone hearth and open coal fire. There is attractive coving, deep skirtings and a central heating radiator. The walls have been painted, there is a recessed alcove with storage below and a window with blinds and curtains to the front elevation. There is also a smoke alarm, heat detector and double sockets.

Kitchen 2.80m x 3.15m

This lovely room has cream high gloss base and wall units with wooden worktops. There is a five-ring gas hob, a single oven and a chimney extractor hood. There is a fridge freezer, a washing machine and a stainless sink with a drainer. There are glass splashbacks, coving and a chrome light fitting. Vinyl has been laid to the floor, there are wall mounted shelves, a gas boiler and a window to the side elevation with blinds. It also benefits from a central heating radiator.

Shower Room 3.83m x 1.94m

This stylish room boasts a tiled shower enclosure. There is a wall mounted basin, a WC and wall mounted mirrored cabinet. Vinyl has been laid to the floor, there is a central heating radiator and wall mounted shelving. It benefits from ceiling down-lighters an extractor fan and an opaque window to the rear. There is also a wall light and chrome toiletry accessories.

Stairs and Landing 3.06m x 0.72m

A carpeted stairwell leads to the first-floor landing where there is a window to the side elevation. This area of the home benefits from a triple light fitting, a smoke alarm and an access hatch to the loft. Pine doors give access to two beautiful bedrooms.

Bedroom One 3.46m x 3.96m

This spacious room is of good proportions. There is a feature papered wall with contrasting painted walls and a central heating radiator. This room also benefits from a built-in wardrobe with sliding mirrored doors. A carpet has been laid to the floor, there is a drop-down light fitting, double sockets and a window with curtains to the rear elevation.

Bedroom Two 3.61m x 3.95m

This beautiful room is spacious and bright with a bay window with curtains to the front elevation. A carpet has been laid to the floor, there is a pendant light fitting, central heating radiator, aerial point and double sockets. It also benefits from a feature papered wall and plenty of open floor space. This room enjoys an outlook over the front garden.

Garden

The front garden is well presented with a dry-stone dyke and paving slabs. There is a flower border with hedging and a mature tree with the garden being laid to lawn. A driveway provides off road parking. The rear garden is private with two storage sheds.

WICK

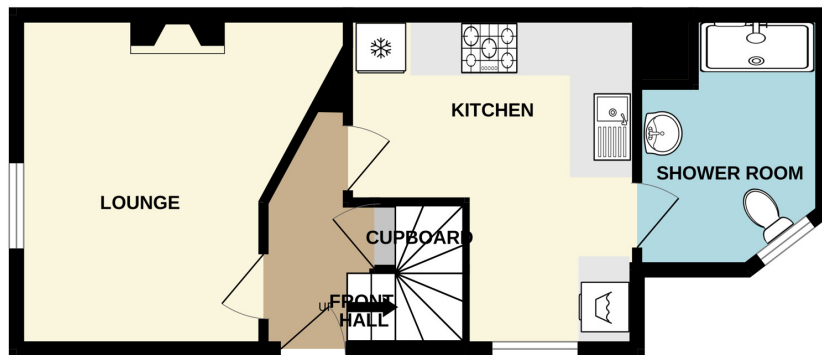
Property Location

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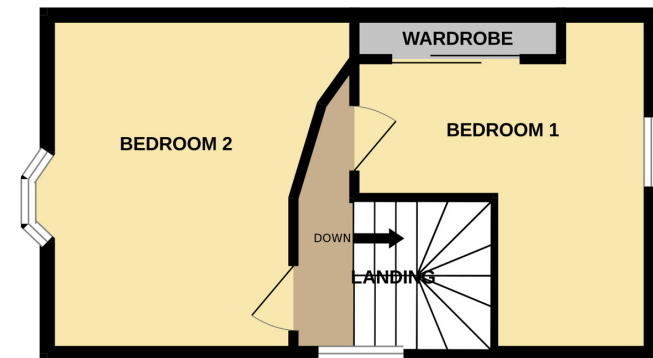


Property Layout

GROUND FLOOR



FIRST 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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