



KENNETH STREET, WICK

Offers Over £180,000



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3 BEDS | 2 BATH | 2 RECEPTION

Property Information

This is an excellent opportunity to purchase an attractive Victorian villa with turret-style bay windows in a well-established residential area of Wick. This traditionally built stone house has a generous, bright lounge/dining room benefiting from a beautiful turret-style bay window as well as large patio doors opening out to a private patio in the secluded rear garden. There is also a superb kitchen/family room, which also benefits from sliding patio doors opening out to the well-established rear garden. A spacious utility room and a lovely shower room on the ground floor complete the downstairs living accommodation. On the first floor, the main bedroom is bright, benefiting from a turret-style bay window, while a further window enjoys a lookout to the front elevation. There is a further tastefully decorated double bedroom, a single bedroom, and a bathroom. The garden wall at the front of the property has its original wrought iron wall top, and a monobloc drive provides off-road parking and leads to the large garage with an automatic door. The front lawn is beautiful and laid to grass with many varieties of hedging, trees, and colourful flowers. To the rear, the garden is fully enclosed by a stone wall and benefits from a private patio area. This garden is mainly laid to lawn and contains many mature shrubs and trees, as well as a drying green area.

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, Pets at Home, 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 doctor's 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 E

Council Tax

Band D

Tenure

Freehold

Viewing

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

Extras

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Key Features

- **LARGE LOUNGE/DINING ROOM**
- **KITCHEN/FAMILY ROOM**
- **THREE BEDROOMS**
- **LARGE GARAGE WITH AUTOMATIC DOOR**
- **ENCLOSED PRIVATE REAR GARDEN**
- **MONOBLOC DRIVE**



Property Photos



Property Photos



Property Dimensions

Vestibule 1.52m x 1.68m

The bright vestibule has three windows and a partially glazed door. There are vinyl floor tiles, a central heating radiator, and a flush light fitting. A white wooden glazed door gives access to the superb inner hall.

Kitchen/Family Room 8.17m x 3.78m

This beautiful room has beech base and wall units with laminate worktops and is tiled between the units. There is a four-ring gas hob, a single oven, and space can be found for an American fridgefreezer, and dishwasher. Vinyl has been laid to the floor, and there are dual-aspect windows with blinds. To the rear of the kitchen, the superb family area has sliding patio doors that lead to the rear garden. This is a lovely room that benefits from high ceilings, as well as two velux windows and three central heating radiators. This room also has ceiling downlighters, wall lights, and two ceiling light fittings. A door gives access to the utility room.

Utility 2.65m x 2.62m

The spacious room benefits from beech units with laminate worktops and has space for a washing machine and tumble dryer. There is a stainless steel sink with a drainer, two light fittings, and vinyl flooring. A window can be found to the rear elevation; there is a central heating radiator and wall-mounted coat hooks. A half-glazed door leads outside, and further doors give access to the shower room and integral garage.

Stairs & Landing

A carpeted stairwell leads to the first-floor landing, where there is a window to the rear elevation. There is beautiful covings, ceiling downlighters, and an access hatch to the loft void. A carpet has been laid to the floor, and white, four-panel doors give access to the three bedrooms and the family bathroom. There is also a central heating radiator.

Inner Hall 3.74m x 2.98m

The tastefully decorated inner hall has painted walls and an understairs cupboard. There is a central heating radiator, a triple light fitting, as well as a wall light. A carpet has been laid to the floor, and white four-panel doors give access to the lounge and kitchen. Stairs lead to the first floor.

Lounge/Dining Room 7.45m x 4.58m

The lovely lounge is of good proportions. Tastefully decorated in neutral tones, this spacious room boasts beautiful covings and deep skirtings. There are three central heating radiators and a turret-style bay window with roller blinds that face the front elevation. This room has two drop-down light fittings and an attractive wooden fireplace with an insert electric fire. A carpet has been laid to the floor, and full-length glazed doors open up to the private, secluded rear garden.

Shower Room 3.14m x 1.06m

This bright room has a recessed shower enclosure with a Mira Jump unit, a white W.C. and a pedestal sink. Vinyl has been laid to the floor. There is a towel ladder radiator, an extractor fan, and ceiling downlighters. A window with a roller blind faces the rear elevation. There is also a wall-mounted mirror and glass shelf.

Bedroom One 3.61m x 4.56m

This spacious room benefits from a turret-style bay window with blinds to the front elevation, beige fitted carpet, and covings. There is a triple-light fitting, double sockets, an aerial point, and a central heating radiator.

Property

Dimensions

Bedroom Two 3.69m x 3.67m

This L-shaped room is of good proportions. There is beautiful coving, deep skirtings, and facings. A carpet has been laid to the floor; there is a drop-down light fitting and a central heating radiator. A window to the rear elevation enjoys an outlook over the stunning rear gardens.

Bedroom Three 3.13m x 3.67m

This single room is light and bright and benefits from a velux window to the rear elevation. A carpet has been laid to the floor; there is a ceiling light as well as both shelf and hanging space.

Garden Grounds

To the front of the house is an attractive stone wall with the original wrought iron wall top, and there is a monobloc driveway providing offroad parking. There is a gate that gives access to an alleyway that leads to the garage side door. The front lawn is beautiful and laid to grass with many varieties of hedging, trees, and colourful flowers.

The rear garden is of good proportions. It is fully enclosed with a stone wall and a private patio area. There is a drying green, mature trees, hedging, and some flowers. It is also laid to lawn, and there is a small shed that provides storage for garden tools and plants.

Family Bathroom 1.59m x 2.22m

The lovely bathroom has been tiled to half height and benefits from a bath, W.C., and pedestal basin. Vinyl has been laid to the floor; there is a central heating radiator, ceiling downlighters, and a window to the side elevation. It benefits from a shaver point and chrome toiletry accessories.

Garage 6.19m x 2.63m

The garage has a Velux window and benefits from an electric door. A door also gives access to an alley. The garage houses the Worcester central heating boiler and has fluorescent lighting. The walls have been painted, and there are also double sockets.

WICK

Property Location

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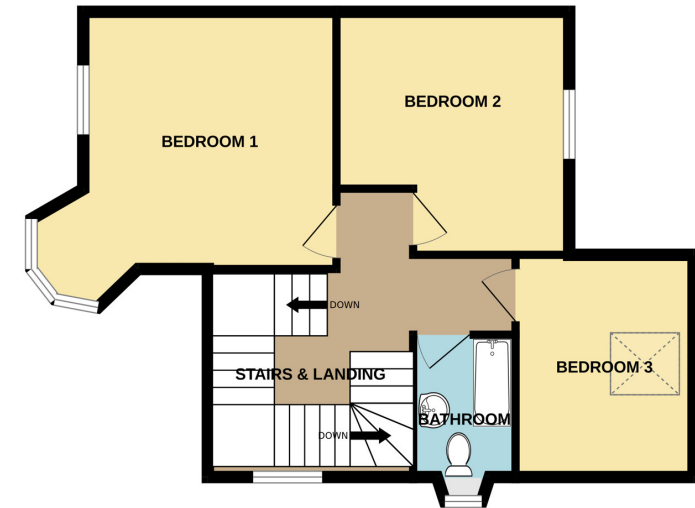


Property Layout

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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