



# Mowat Place, Wick

Offers Over £155,000



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

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this beautifully presented two-bedroom bungalow in a quiet cul de sac in a popular area of Wick. This lovely home would be ideal for a first-time buyer or a couple looking to down size. The property is accessed via a UPVC door and features a bright and inviting vestibule with grey-painted walls and oak laminate flooring, leading into a spacious inner hall with ample storage and access to all main areas. The lounge is a standout space, boasting a large picture window, oak flooring, and modern lighting, offering a warm and welcoming atmosphere. The modern kitchen is well-equipped with neutral décor, white units, and integrated appliances, providing plenty of space for dining. Both bedrooms are generously sized, and feature a stylish mural walls and built-in storage. The bathroom is beautifully finished with a bath, shower enclosure, and modern vanity units. The rear vestibule offers convenient access to the garage and garden, while the spacious garage includes shelving and houses the central heating boiler. Outside, the low-maintenance garden features astro turf, a private enclosed patio, and ranch-style fencing, perfect for relaxing or entertaining.

Situated within the town of Wick, this family home is within easy driving distance of all local amenities. 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 national stores such as Tesco, Boots, Superdrug, Argos and B&M as well as a bank and a post office. This lovely bungalow is also a short driving distance to the Caithness General 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 the John O Groats 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 Noss Primary School/Thurso High School

## EPC

EPC D

## Council Tax

Band C

## Tenure

Freehold

## Viewing

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

## Extras

What3Words: [///overcomes.trail.both](https://www.what3words.com/overcomes.trail.both)

# Key Features

- TWO BEDROOMS
- INTEGRAL GARAGE
- OFF ROAD PARKING
- LARGE LOUNGE
- PATIO & LOW MAINTENANCE GARDEN



# Property Photos



# Property Photos



# Property

## Dimensions

### Vestibule 1.31m x 1.58m

Accessed via a UPVC-glazed door with a side panel, the vestibule is bright with grey painted walls and oak laminate flooring. There is coving and a pendant light fitting. A white panel door leads into the inner hall.

### Lounge 4.95m x 4.61m

This fantastic room has a large picture window with blinds to the front elevation and oak wooden flooring. There is a flush ceiling light, wall lights, and double sockets. It benefits from a central heating radiator. Doors lead to the kitchen and hall.

### Rear Hall 3.15m x 1.05m

The hall benefits from wall-mounted shelving. There is a window to the rear elevation and vinyl flooring, as well as a pendant light fitting. A door leads to the garage, and a partially glazed UPVC door leads to the rear garden.

### Bathroom 2.49m x 2.21m

This beautiful room has a bath and shower enclosure. Both the W.C. and basin are built into a white, high-gloss vanity unit. There is a wall mounted cupboard, ceiling downlighters, and vinyl flooring. There is a chrome towel ladder radiator and an opaque window with a blind to the rear elevation.

### Inner Hall 1.57m x 3.88m

The inner hall is spacious and bright. The walls have been painted grey, there is oak laminate flooring, and a central heating radiator. This area of the home benefits from a linen cupboard and double sockets, as well as a pendant light fitting. Doors lead to the lounge, two bedrooms, and bathroom. A hatch gives access to the loft void.

### Kitchen 2.71m x 3.95m

The bright fitted kitchen is neutral in décor and benefits from white base and wall units with laminate worktops. There is a stainless steel sink with a drainer, an induction hob, and a single oven. Above the hob is a chimney extractor. The kitchen benefits from an integral washing machine, coving, and vinyl flooring, as well as a central heating radiator. A window with blinds can be found to the rear elevation. Plenty of space can be found for a table and chairs. A door gives access to the rear hall.

### Bedroom One 3.25m x 3.24m

This spacious room has a feature mural wall and a beige fitted carpet. There is a shelved built-in cupboard, coving, and a pendant light fitting. This room benefits from a central heating radiator and double sockets. A window with blinds face the front elevation.

### Bedroom Two 3.49m x 3.23m

This well-presented room has a window with blinds to the rear elevation. A carpet has been laid to the floor; there is a central heating radiator and a modern light fitting. This room benefits from a built-in cupboard with hanging and shelf space.

# Property

## Dimensions

### Garden

The garden is laid to astro turf for low maintenance, mainly to the front and one side. There is an enclosed patio area which also has ranch-style fencing. This area is very private and ideal for BBQs and entertaining.

## WICK

### Property Location

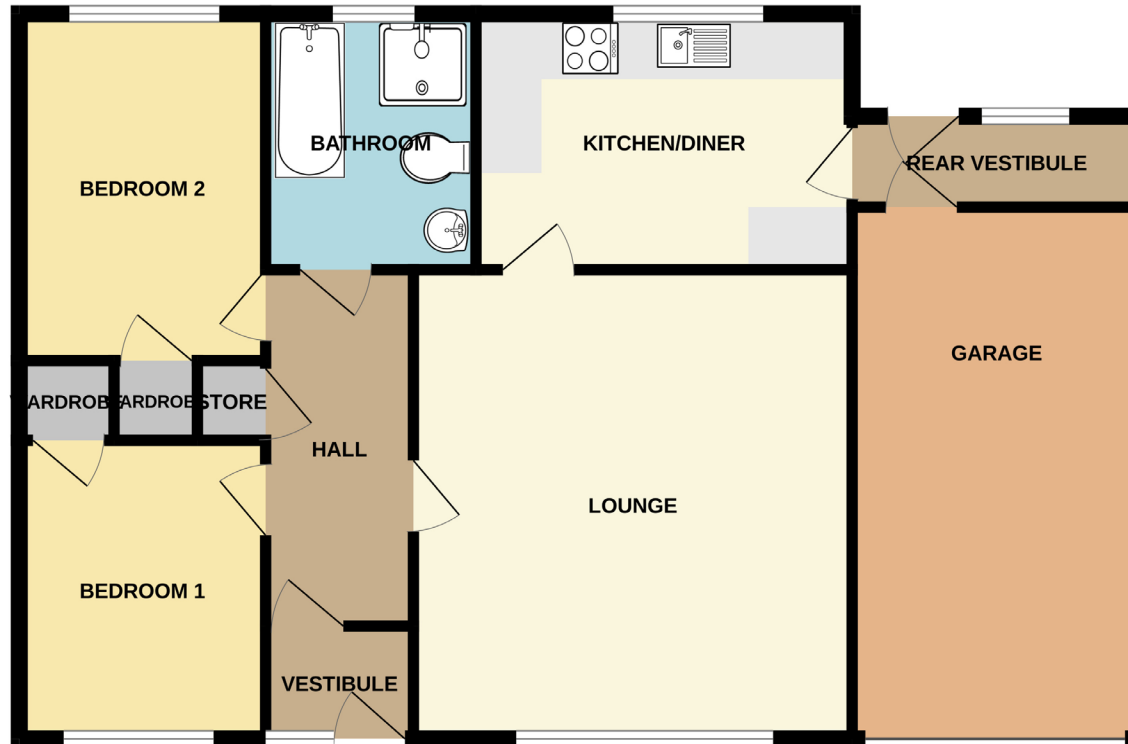
The Royal Burgh of Wick is the most northerly town on the East Coast of Caithness and is on the very popular North Coast 500 (NC500) tourist route. The town offers multiple stores such as Tesco, Boots, Superdrug, Argos, and B&M, as well as banks and a post office. The house is within easy driving distance of all amenities, including the hospital and 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.





# Property Layout

## GROUND 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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## **Why Choose Yvonne Fitzgerald Properties**

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- All calls and emails monitored out of hours.
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- 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.