



# BROADHAVEN ROAD, WICK

Offers Over £260,000



01847 890826  
[enquiries@yvonnefitzgeraldproperties.co.uk](mailto:enquiries@yvonnefitzgeraldproperties.co.uk)

4 BEDS | 2 BATH | 2 RECEPTION

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this beautiful four bedroomed storey and a half bungalow which is excellent decorative order. This immaculately presented home features a generous L shaped lounge which has a feature stone wall as well as a cosy wood burning stove. This room is bright and benefits from dual aspect windows and boasts superb coastal views. The superb fitted kitchen has recently been installed and has an excellent selection of grey units with integral appliances. There is also a useful utility room, downstairs bedroom and W.C as well as a fantastic sun room. The sun room is ideally located to the rear of the property and boasts panoramic views of the Pentland Firth as well as Wick Harbour. Upstairs are three bedrooms all of which benefit from built in wardrobes as well as the family bathroom. The garden grounds occupy a generous plot to both front and rear and are mainly laid to lawn with hedging. There is a large tarmac driveway with off road parking for several vehicles and a single garage.

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 Tescos, 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 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/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

What3Words: ///unusually.special.slopes

# Key Features

- **IMMACULATELY PRESENTED**
- **FOUR BEDROOMS**
- **SUN ROOM**
- **OFF ROAD PARKING**





# Property Photos





# Property Photos



# Property

## Dimensions

### Hallway 4.71m x 2.05m

Accessed via a glazed UPVC front door with side panel, the inner hall is bright and benefits from an understairs storage cupboard. Doors lead to the spacious lounge, the new fitted kitchen and downstairs bedroom. Stairs lead to the first floor.

### Kitchen 4.03m x 3.03m

This stunning fitted kitchen benefits from high gloss units with laminate worktops. There is an integral hob, with a stainless-steel chimney hood above, a single oven and a grill. This room also benefits from a sink with a drainer, a dishwasher, ceiling downlighters and a central heating radiator. Plenty of space can be found for a table and chairs. A door leads in to the rear hall.

### Sun room 2.00m x 1.76m

The bright sunroom offers panoramic views over the North Sea and benefits from slate vinyl flooring. There are triple aspect windows, a pendant light fitting and a partially glazed UPVC door leads outside.

### Bedroom One 3.52m x 3.06m

This neutrally decorated bedroom has a window with curtains to the front elevation. A carpet has been laid to the floor. This bright bedroom benefits from a pendant light fitting and a central heating radiator.

### Lounge

This fantastic L shaped room is spacious and benefits from dual aspect windows with curtains. The views from this wonderful room are superb. A feature within the room is the attractive stone wall which also features a cosy wood burning stove. There are triple light fittings, central heating radiators and ample power points. A carpet has been laid to the floor.

### Rear Hall 2.04m x 1.76m

The hallway has painted walls and vinyl flooring. A door leads to the sun room.

### W.C 2.03m x 0.89m

This room benefits from a white toilet and a pedestal sink. An opaque window can be found to the side elevation. There is a pendant light fitting, a wall mounted mirror and vinyl flooring.

### Stairs & Landing

A carpeted stairwell leads on to the first-floor landing. There is a pendant light fitting, an access hatch to the loft void and a fitted carpet. Doors lead to three bedrooms and the family bathroom.

# Property

## Dimensions

### **Master Bedroom 4.51m x 4.02m**

This bright room is neutral in décor and benefits from laminate flooring, double sockets and a pendant light fitting. There is a built-in storage cupboard, a central heating radiator and a velux window to the rear elevation which has lovely sea views.

### **Bathroom 3.57m x 1.74m**

The well-presented bathroom benefits from a bath, a shower enclosure and a basin which has been built in to a white high gloss vanity unit. There is a white W.C, vinyl flooring and chrome toiletry accessories. This lovely room benefits from a flush ceiling light, a shaver point and a central heating radiator.

### **Garden Grounds**

The garden grounds occupy a generous plot to both front and rear and are mainly laid to lawn with hedging. There is a large tarmac driveway with off road parking for several vehicles and a single garage.

### **Bedroom Three 2.99m x 2.09m**

This front facing room has cream painted walls and benefits from a recessed cupboard. A carpet has been laid to the floor, there is a pendant light fitting and a central heating radiator.

### **Bedroom Four 4.48m x 2.87m**

This spacious bedroom has a feature painted wall and benefits from a velux window. A carpet has been laid to the floor, there is a central heating radiator and a built-in cupboard provides storage. This is a light and bright bedroom which has lovely rural views.



## 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**

## 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.
- 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.