



# Nicolson Street, Wick

Offers Over £



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3 BEDS | 1 BATH | 1 RECEPTION

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this lovely end terraced family home located in a quiet residential area of Wick. This property is neutrally decorated throughout and benefits from a bright lounge with a large picture window to the front elevation as well as a lovely fireplace and insert electric fire. There is a spacious white fitted kitchen with laminate worktops which has space for appliances and a table and chairs. There are three spacious bedrooms and the family bathroom benefits from a bath with a shower above. Although in need of some redecoration this property has a lot of potential and is an affordable family home.

The rear garden is fully enclosed and is low maintenance. This area of the garden benefits from a block built shed and greenhouse. The front garden is mainly laid to lawn.

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's, Boots, Superdrug, Pets at Home, Argos and B&M as well as banks and a post office. The house is within easy driving distance of all amenities, including the Caithness General Hospital and Doctors Surgeries. 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 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

## Council Tax

Band

## Tenure

Freehold

## Viewing

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

## Extras

What3Words: [///lamppost.packing.rudder](https://www.what3words.com/?q=///lamppost.packing.rudder)

# Key Features

- **END TERRACED HOUSE**
- **THREE BEDROOMS**
- **NEUTRALLY DECORATED**



# Property Photos



# Property

## Dimensions

### Hallway 3.99m x 1.90m

Accessed via a hardwood door with a side panel, the hallway benefits from an understairs storage cupboard, a central heating radiator, a pendant light fitting and vinyl flooring. Doors give access to the lounge, kitchen and rear hall.

### Kitchen 3.06m x 4.21m

The well-presented kitchen benefits from white high gloss base and wall units with laminate worktops. There is a stainless-steel sink with a drainer, a freestanding cooker with space for a dishwasher as well as a fridge freezer. Wood effect vinyl has been laid to the floor, there is a chrome triple light fitting, a central heating radiator and window with blinds to the rear elevation.

### Stairs & Landing

A carpeted stairwell leads to the first floor landing where there is a window to the front elevation. There is a useful linen cupboard, a smoke alarm and access hatch to the loft void. This area of the home benefits from a chrome light fitting and a power point. Oak doors lead to the bathroom and three bedrooms.

### Bedroom Two 3.99 x 2.46m

This neutrally decorated bedroom has a dado rail to half height. A carpet has been laid to the floor and there is a pendant light fitting as well as a central heating radiator. This room benefits from a window with blinds and double sockets.

### Lounge 3.99m x 4.21m

The spacious and bright lounge features a white painted fireplace with an insert electric fire. There is a large picture window to the front elevation, a feature papered wall and a central heating radiator. The lounge also benefits from a modern light fitting and coving.

### Rear Hall

This room houses the Worcester boiler as well as providing services for the washing machine and tumble dryer. Vinyl has been laid to the floor, there is a pendant light fitting and a hardwood door gives access to the rear garden.

### Bedroom One 3.06m x 3.50m

This generous room is well presented and has a feature papered wall, coving and a pendant light fitting. There is a deep storage cupboard, double sockets and a window to the rear elevation. It is an exceptionally bright bedroom.

### Bathroom 1.70m x 1.90m

This room has partially tiled walls and benefits from a white W.C, a pedestal sink and a bath with a shower above. There is a flush light fitting, tiled flooring and an opaque window to the rear elevation.

# Property

## Dimensions

### **Bedroom Three 2.99m x 3.51m**

This bedroom has white painted walls and a grey fitted carpet. There is a window with vertical blinds, double sockets, a central heating radiator and a pendant light fitting.

### **Garden**

There are gardens to the front and rear of the home. The front garden has a block built wall surrounding it and is mainly laid to lawn with a path leading to the front door. At the rear the garden is fully enclosed with wooden fencing and has a low maintenance concreted surface and benefits from a block built shed, green house and whirligig.

## WICK

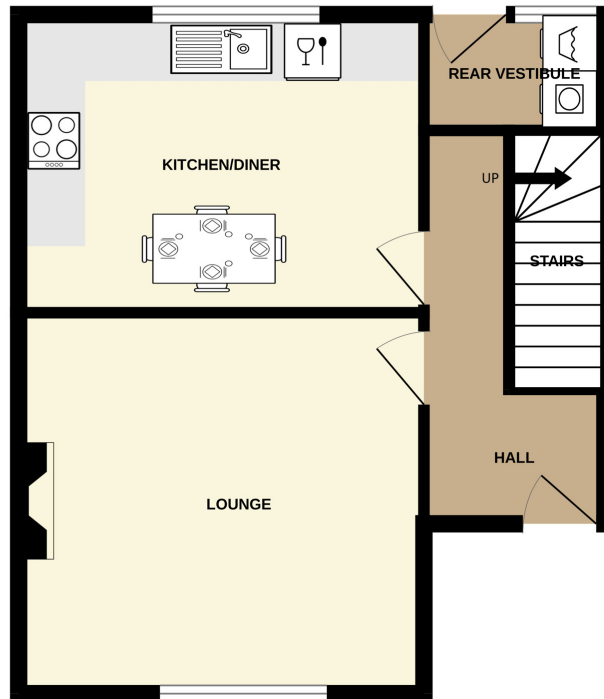
### Property Location

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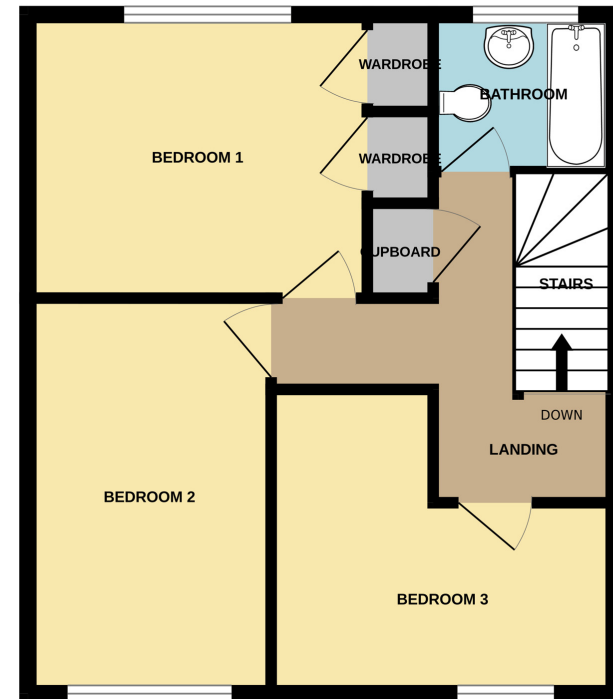


# Property Layout

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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## 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.