



SKERRHEIM, ELZY GROVE, STAXIGOE

Offers Over £240,000



01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

5 BEDS | 2 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this stylish one and a half storey family home situated in the much sought after area of Staxigoe. This beautifully decorated family home is in excellent condition throughout and boasts a tastefully decorated lounge which has a feature wall as well as patio doors which lead out to the summer house. The grey fitted kitchen is of good proportions and benefits from a breakfast bar as well as some integral appliances. There is a new downstairs shower room as well as a stunning bathroom which boasts a free-standing bath and feature slat wall. The three downstairs bedrooms are all neutral in décor and of good proportions and there is also a utility room which has services for a washing machine and tumble dryer. Upstairs the stunning master bedroom is very spacious with enough room for an en suite or built in wardrobes. There is also another bedroom on the first floor which has a feature library door and built in units. This fabulous home also benefits from a beautiful summerhouse as well as a generous garage which has attic trusses. Externally there is off road parking for several cars with the garden divided in to three separate areas which are all mainly lawn. This is a superb family home which must be viewed to appreciate the size and standard of accommodation on offer.

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, 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 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 C

Tenure

Freehold

Viewing

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

Extras

What3Words: ///scar.salary.airports

Key Features

- **WELL PRESENTED**
- **FIVE BEDROOMS**
- **SUMMERHOUSE**
- **GARAGE**
- **OFF ROAD PARKING**



Property Photos



Property Photos



Property

Dimensions

Front Porch 2.64m x 1.45m

Accessed via a UPVC door with glazed panel, the porch has grey painted walls and wood effect vinyl flooring. There is a flush light fitting and double sockets. A fifteen pane door leads to the inner hall.

Lounge 5.13m x 3.80m

The lounge has a feature papered wall and two central heating radiators. There is coving, a picture window to the front elevation and double doors lead to the garden. There are ample power points and a beige fitted carpet. It also benefits from a chrome light fitting.

Utility 1.30m x 1.58m

This room has white painted walls and slate vinyl flooring. There is a pendant light fitting, plumbing for services and a partially glazed UPVC door leads outside.

Bathroom 2.87m x 2.52m

This stylish room features a free standing bath, a WC and a basin which has been built into a grey vanity unit. There is a feature wooden slat wall panel and grey LTV flooring. This room also benefits from a full height radiator, ceiling downlighters and an opaque window.

Inner Hall 6.11m x 0.94m and 6.07m x 0.95m

The inner hall is well presented. There are two windows with roman blinds and a beige fitted carpet. A cupboard houses the consumer unit and there is also ceiling downlighters, a smoke alarm and a central heating radiator. Doors give access to the lounge, kitchen, front porch, bathroom, shower room and three double bedrooms.

Kitchen 4.36m x 3.89m

The superb fitted kitchen boasts an excellent range of grey base and wall units with a useful island and laminate worktops. There is a ceramic hob, a double oven with space for a dishwasher as well as an American fridge/freezer. Vinyl has been laid to the floor, there is a black sink with drainer, a stainless steel chimney extractor and a central heating radiator as well as ceiling downlighters. A door leads to the utility room and a window faces the rear elevation. There is also a recessed storage area.

Bedroom One 2.99m x 2.52m

This tastefully decorated room has white painted walls and a beige fitted carpet. There is a central heating radiator, a pendant light fitting and double sockets.

Bedroom Two 2.96m x 3.31m

This well presented room is of good proportions and benefits from a beige fitted carpet. There is a central heating radiator, a pendant light fitting and double sockets. A window let plenty of natural daylight flood through.

Property Dimensions

Bedroom Three 3.96m x 3.29m

This spacious and bright double room is neutral in décor. The walls have been painted white, there is a beige fitted carpet, a pendant light fitting and a central heating radiator. This room benefits from ample power points and a window faces the side elevation.

Top Landing 2.25m x 2.79m

A carpeted stairwell leads to the first floor landing where there is a deep storage cupboard and a velux window. This area of the home is bright with a smoke alarm and ceiling downlighters. Doors lead to the master bedroom and bedroom five.

Bedroom Five 4.10m x 3.44m

This room is partially coombed and benefits from excellent built in storage. There are ceiling downlighters and a central heating radiator. Vinyl has been laid to the floor and there is also a velux window.

Shower Room 2.91m x 1.50m

This beautifully presented room has a generous shower cubicle, a white WC and basin which has been built into a white vanity unit. Grey vinyl has been laid to the floor, there is an extractor fan, a central heating radiator and ceiling downlighters.

Master Bedroom 3.44m x 7.49m

This stylish room is of good proportions and has a feature painted wall and a grey fitted carpet. There is a central heating radiator, ceiling downlighters, power points and a velux window.

Garage 4.82m x 9.22m

Externally the property benefits from a large double garage which has attic roof trusses. There is an electric door, power as well as a wooden shed and summerhouse. The summerhouse is fully insulated, plasterboarded, wired and benefits from a heater. The garden is divided into three separate areas, all of which are fully enclosed with areas of lawn. There is also a patio and stone firepit.

WICK

Property Location

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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.