



NEWTON AVENUE, WICK

Offers Over £210,000



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4 BEDS | 2 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this spacious family home which is situated in a quiet residential street in the town of Wick. This lovely home has been freshly painted and benefits from a bright lounge with dual aspect windows and a cosy coal fire. The cream fitted kitchen is of good proportions and is located near to the fourth bedroom. There is a generous utility room which lets plenty of natural daylight flood through and a well-presented shower room which benefits from white high gloss built in furniture. There is plenty of storage throughout the property which also benefits from built in wardrobes in the three other bedrooms. A wet room is also ideally located beside three further double three bedrooms. A garage to the side of the property provides further storage. To the rear of the house, the gardens are well established with a monkey tree, a patio area and many varieties of hedging and flowers as well as an area of lawn. The front lawn is fully enclosed and accessed through a gated tarmac drive. It is also laid to lawn with some hedging for privacy as well as beautiful roses.

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 a bank and 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 Newton Primary School/Wick High School

EPC

EPC D

Council Tax

Band D

Tenure

Freehold

Viewing

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

Extras

What3words: ///fruits.finger.blotchy

Key Features

- **SPACIOUS FAMILY HOME**
- **FOUR BEDROOMS**
- **WET ROOM**
- **GARAGE**
- **FULLY ENCLOSED GARDEN**



Property Photos



Property Photos



Property Dimensions

Vestibule 1.19m x 1.37m

Accessed via a hardwood door with glazed panel, the vestibule has vinyl flooring and a pendant light fitting. A door leads to the inner hall.

Lounge 4.30m x 6.82m

This spacious room benefits from dual aspect windows with curtains and two flush light fittings. There are two central heating radiators, a smoke alarm and electrical sockets. A focal point within this room is the attractive tiled fireplace with open coal fire. A carpet has been laid to the floor and a door gives access to the bedroom.

Bedroom One 3.61m x 4.17m

This bright room has wallpapered walls and a beige fitted carpet. There is a wardrobe with built in hanging and shelf space, a pendant light fitting and a central heating radiator. It also benefits from dual aspect windows with curtains.

Bedroom Three 4.68m x 2.85m

This spacious room is bright and benefits from a beige fitted carpet and built in furniture. There is a flush light fitting, a central heating radiator and electrical sockets. A window with curtains faces the front elevation.

Inner Hall 2.87m x 1.36m and 1.06m x 5.93m

The L-shaped hall has white painted walls and benefits from a deep storage cupboard. A carpet has been laid to the floor, there are two pendant light fittings, a smoke alarm and an access hatch to the loft void. There are two central heating radiators. Doors lead to the lounge, kitchen, three bedrooms and the bathroom.

Kitchen 5.16m x 4.12m

The spacious fitted kitchen has a good selection of white base and wall units with laminate worktops. There is a stainless steel sink with a drainer, two pantry cupboards as well as an extractor fan and fluorescent lighting. Ceramic tiles have been laid to the floor and there is also a central heating radiator. A window enjoys an outlook over the beautiful garden grounds and there is also plenty of space for a table and chairs.

Bedroom Two 2.85m x 4.00m

Located to the front of this lovely home, this bright room benefits from built in fitted wardrobes with hanging and shelf space. A beige carpet has been laid to the floor, there is a wall light, a central heating radiator and flush light fitting.

Shower Room 2.67m x 1.97m

This room has been fitted with wet wall throughout and benefits from a white WC, a wall mounted basin and a walk in shower. Non slip vinyl has been laid to the floor, there is a wall mounted cupboard, a mirror and shelving. Two windows with roller blinds face the rear elevation and there is also a flush light fitting and central heating radiator.

Property

Dimensions

Bedroom Four 3.58m x 3.86m

This room has white painted walls and a beige fitted carpet. There are wooden built in wardrobes with hanging and drawer space, a central heating radiator and flush light fitting. A window faces the rear elevation and there are ample power points.

Shower Room 1.16m x 2.35m

This room benefits from a recessed shower with chrome controls. The basin and WC are built into a white high gloss vanity unit. There is a pendant light fitting, ceramic floor tiles, a central heating radiator and wall mounted heater. An opaque window faces the rear elevation.

Utility 2.98m x 2.40m

This spacious room benefits from full height and base units. There is a washing machine, ceramic floor tiles and a smoke alarm. A window faces the rear elevation and a hardwood door gives access to the rear garden. A door leads to the shower room.

Garden

The property is accessed through a gated tarmac drive with off road parking for several cars. The front garden is mainly laid to lawn with hedging and bushes with roses. The rear garden is well presented with a patio, an area of lawn and greenhouse.

WICK

Property Location

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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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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

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- **Largest independent estate agency in the Highlands.**
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- **All calls and emails monitored out of hours.**
- **We oversee the whole sales process from start to finish.**
- **Over 25 Years Experience.**
- **Drone Photography**





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