



# GLAMIS ROAD, WICK

Offers Over £89,000



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

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this beautiful two-bedroom semi-detached property. The accommodation comprises of a hallway, kitchen, lounge and a rear vestibule on the ground floor. Upstairs there are two spacious bedrooms and a bathroom. This bright, modern and spacious property has a lounge with double aspect windows and a lovely fireplace with a Caithness Flagstone hearth. The kitchen has beautiful modern wall and base units with a fitted breakfast bar. The bedrooms and bathroom are decorated in neutral tones and there is good storage throughout with both bedrooms benefitting from built-in wardrobes. There is a fenced garden to the front which is laid to lawn. There is also an area of lawn to the rear as well as off road parking and a patio area. This beautiful home benefits from gas central heating and was fully renovated with new windows and doors, re-wired, a new gas central heating system, bathroom, kitchen and also cavity wall insulation. The combi-boiler also comes with a 12 year warranty.

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, Lidl, Superdrug, Argos, Pets at Home and B&M as well as banks. 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, a 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.



# Extra Information

## Services

School Catchment Area is Noss Primary School/Wick High School

## EPC

EPC C

## Council Tax

Band A

## Tenure

Freehold

## Viewing

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

## Extras

What3Words: ///dozen.strapped.wired

# Key Features

- SEMI-DETACHED PROPERTY
- FULLY RENOVATED
- TWO BEDROOMS
- WELL PRESENTED
- GAS CENTRAL HEATING



# Property Photos



# Property Photos



# Property Dimensions

## Hallway

Accessed via a glazed door with side panel the inner hall is well presented with grey papered walls and grey laminate flooring. There is a deep storage cupboard with power which houses the combi-boiler and electric consumer unit as well as coat hooks. There is a pendant light fitting, a smoke alarm and a carbon monoxide alarm. Doors lead to the lounge and kitchen.

## Kitchen 3.19m x 2.56m

The superb kitchen has grey wall and base units with laminate worktops and a useful breakfast bar. There is a four-ring mains gas cooker and fitted electric oven with a cooker hood above as well as a fridge freezer. A window with blinds faces the rear elevation and the flooring is laid to grey laminate. There is a black sink with drainer, coving, a flush light fitting and a smoke alarm. A door leads to the rear vestibule.

## Stairs & Landing

A straight flight carpeted stairwell leads to the first-floor landing. There is coving, a pendant light fitting and a smoke alarm.

## Bathroom 2.56m x 1.56m

The stylish room benefits from a white bath with a shower above, a pedestal sink and WC. Wet wall has been partially fitted to the walls. There is a chrome towel ladder radiator, a mirrored cupboard, a flush light fitting as well as coving. An opaque window faces to the rear and vinyl has been laid to the floor.

## Lounge 4.70m x 3.68m

This attractive lounge has double aspect windows with curtains and a lovely Beech fireplace with a Caithness Flagstone hearth and granite surround. There is a grey fitted carpet, wallpapered walls, two full height radiators, coving, double sockets, a smoke alarm, a triple chrome light fitting and a BT point. It is a light and bright reception room.

## Rear Vestibule 1.36m x 0.89m

This room has white painted walls, laminate flooring and a pendant light fitting. There is a deep understairs storage cupboard which houses the washer dryer and also benefits from vinyl flooring.

## Master Bedroom 4.73m x 2.63m

This beautiful bright room has double aspect windows with voiles letting lots of natural daylight flood through. There is a grey fitted carpet as well as grey painted walls. This room also benefits from a built-in double wardrobe with hanging and shelf space as well as mirrored sliding doors. There is a central heating radiator, coving, a smoke alarm, a pendant light fitting and sockets with USB point.

## Bedroom 2 3.91m x 3.15m

This well-presented bedroom has a window facing the front elevation and has a feature papered wall. There is a central heating radiator, coving, a smoke alarm, a pendant light fitting and double sockets. This room benefits from a built-in wardrobe with hanging and shelf space as well as a grey fitted carpet.

# Property

## Dimensions

### Garden

The rear garden has areas of lawn as well as a gravel parking space. There is a clothes line, a concrete patio area and a stone chipping border. The beautiful front garden is well maintained with a path and an attractive coloured stone chipped border. This lovely home also benefits from gas central heating and UPVC windows and doors.

## 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.