



EAST END, WICK

Offers Over £80,000



01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

2 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this lovely family home located in a quiet residential area of Wick. This property is well presented and benefits from a spacious lounge with large picture window to the front elevation. There is a spacious grey fitted kitchen with oak laminate worktops as well as some integral appliances. Space can also be found for a fridge freezer and washing machine. Upstairs there are two double bedrooms, a study room and the family bathroom which benefits from a bath with a shower above.

The front garden is laid to lawn and is fully enclosed. The rear garden is laid to stone chippings and has an allocated parking space for one car.

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, 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 D

Council Tax

Band A

Tenure

Freehold

Viewing

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

Extras

What3Words: ///soulful.flocking.encoding

Key Features

- **WELL PRESENTED**
- **TWO DOUBLE BEDROOMS**
- **STUDY ROOM**
- **ENCLOSED FRONT GARDEN**
- **ALLOCATED PARKING SPACE**



Property Photos



Property Photos



Property

Dimensions

Rear Hall 1.17m x 1.13m

Accessed via a hardwood door with a glazed panel, this area of the home is well presented with grey painted walls, a pendant light fitting and ceramic flooring. There is a built in cupboard and a door gives access to the inner hall.

Lounge 4.09m x 3.78m

The beautiful lounge is spacious and benefits from grey painted walls and oak laminate flooring. There is a central heating radiator, coving, a pendant light fitting and double sockets with USB points. A large picture window with blinds faces the front elevation and there is also an aerial point.

Kitchen 3.77m x 3.00m

The beautiful kitchen benefits from grey units with oak laminate worktops. There is a stainless steel sink with a drainer, an integral dishwasher, oven and ceramic hob. Space can be found for a fridge freezer and washing machine. There is glass splashbacks with built in lighting between the units. There is a pendant light fitting, a central heating radiator and a window with roller blind to the rear elevation.

Study 1.42m x 1.54m

This tastefully decorated room has blue painted walls and a central heating radiator. A carpet has been laid to the floor, there is a pendant light fitting and a window to the front elevation with a roller blind.

Inner Hall 1.77m x 4.53m

The inner hall is bright with grey laminate flooring, grey painted walls and a pendant light fitting. There is a central heating radiator and an understairs storage cupboard.

Front Vestibule 1.77m x 1.50m

This area of the home is well presented with grey painted walls and ceramic floor tiles. There are wall mounted coat hooks, a pendant light fitting and a hardwood door which gives access to the front door.

Stairs & Landing 3.73m x 1.76m

A carpeted stairwell leads to the first floor landing where there is an access hatch to the loft void, a smoke alarm and heat detector. There is a pendant light fitting and white doors lead to the study, bedrooms and bathroom.

Bedroom One 3.57m x 3.84m

This neutrally decorated room has white painted walls with a feature grey wall and a beige fitted carpet. There is a useful storage cupboard, a central heating radiator and a pendant light fitting. A window with blinds faces the front elevation.

Property

Dimensions

Bathroom 2.30m x 1.82m

This beautiful room features a cast iron bath with a glass screen and wet wall above. There is a pedestal sink and white WC. Grey vinyl has been laid to the floor. There is a central heating radiator, a chrome light fitting and an opaque window faces the rear elevation.

Bedroom Two 3.48m x 3.32m

This room is of good proportions. A beige carpet has been laid to the floor, the walls have been painted white and there are double sockets. This room benefits from a pendant light fitting and a window with blinds to the rear elevation.

Garden

The front garden is laid to lawn and is fully enclosed with wooden fencing and a path. The rear garden is laid to stone chippings and there is an allocated parking space for one car.

WICK

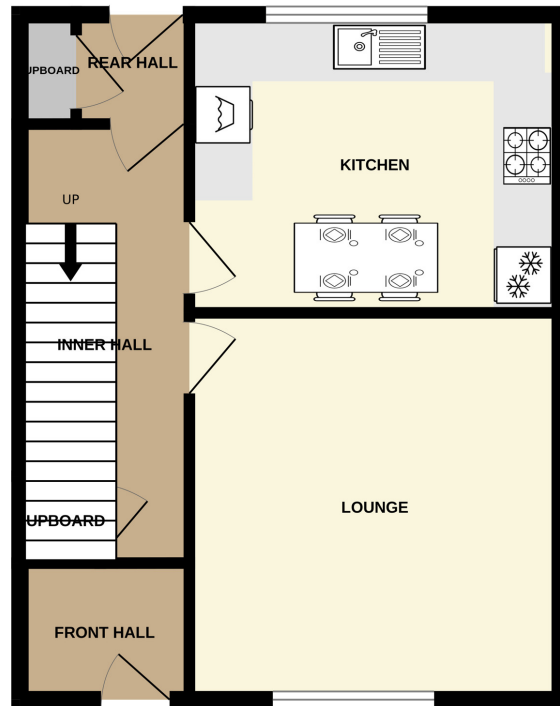
Property Location

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.

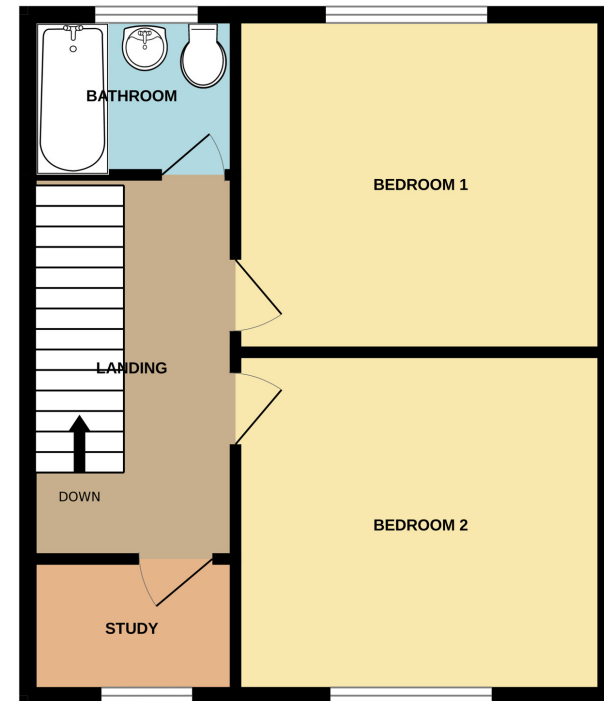


Property Layout

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.
Made with Metropix ©2024

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.