



# BREADALBANE CRESCENT, WICK

Offers Over £



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2 BEDS | 1 BATH | 1 RECEPTION

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this superb maisonette which has been finished to a high standard in a sought-after area of Wick. This well presented home can be accessed from both the ground and first floor and has been tastefully decorated throughout. On the ground floor there is a bright and welcoming lounge which is neutral in décor as well as a spacious dining hall and a beautiful white high gloss fitted kitchen which benefits from excellent storage space. The bright bathroom has a bath with a shower above, with the downstairs also benefitting from excellent storage space. On the first floor are two beautifully decorated bedrooms which are of good proportions. The high ceilings give this home a feeling of space and stairs lead to the second floor where there is a study which boasts lovely views over Wick Harbour.

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, Pets at Home 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 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: [///gobblers.inspector.vessel](https://www.what3words.com/?q=///gobblers.inspector.vessel)

# Key Features

- **FINISHED TO A HIGH STANDARD**
- **TWO BEDROOMS**
- **VIEWS OVER WICK HARBOUR**
- **SPACIOUS DINING HALL**



# Property Photos



# Property Photos



# Property

## Dimensions

### Hall 5.72m x 1.28m

Accessed via a hardwood door, the inner hall has a pendant light fitting, cream painted walls and a central heating radiator. There is a fitted carpet and doors lead to two bedrooms. A straight flight stairwell gives access to a box room and further steps lead down to the lounge, kitchen and bathroom.

### Bedroom Two 4.05m x 2.90m

This spacious and bright double room enjoys an outlook over Wick harbour. There is a feature papered wall, recessed shelving, a pendant light fitting and a central heating radiator. A carpet has been laid to the floor and there are also double sockets.

### Stairwell

A carpeted stairwell leads down to the dining hall which is well presented.

### Kitchen 3.08m x 2.82m

The stylish kitchen boasts white base and wall units with black worktops. There is a stainless steel sink with a drainer and a free standing electric cooker with space for a washing machine and fridge freezer. Vinyl has been laid to the floor. The kitchen benefits from chrome sockets, florescent lighting and a window to the rear elevation.

### Bedroom One 3.59m x 4.22m

This lovely room has a feature papered wall with a beautiful wooden painted fireplace. There is a recessed alcove with built in shelving, coving, deep skirtings and electrical sockets. A sash and case window can be found to the front elevation.

### Study 1.94m x 2.59m

This L-shaped room has a superb view over the harbour. The walls have been painted white, there is a double socket and a beige fitted carpet.

### Dining Hall 3.72m x 4.86m

This beautiful room has magnolia painted walls and oak vinyl flooring. There are two central heating radiators and a five-light fitting. Doors lead to the beautiful kitchen and bathroom. An opening gives access to the rear hall.

### Rear Hall 4.18m x 0.94m

This area of the home has magnolia painted walls, a pendant light fitting and a central heating radiator. A door leads to the lounge and a UPVC glazed door gives access to the courtyard.

# Property

## Dimensions

### **Lounge 3.79m x 3.50m**

The lounge benefits from two windows with blinds to the front elevation and a feature papered wall. A carpet has been laid to the floor. There is a central heating radiator, double sockets and a contemporary flush light fitting as well as wall lights.

### **Bathroom 1.99m x 2.12m**

This well presented room boasts a P-shaped bath with a shower and curved screen above. There is a close coupled WC, a wall mounted basin and wood effect vinyl flooring. There is a flush glass light fitting, an extractor fan and a central heating radiator. An opaque window can be found to the rear. This room also benefits from a wall mounted cupboard and chrome accessories.

### **Inner Hall 2.61m x 1.61m**

Located off the dining room, this area of the home has a flush light fitting, coat hooks and a central heating radiator. A cupboard houses the central heating boiler and a door gives access to the bathroom.

## 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



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.