



# EVERGLADES, WICK

Offers Over £225,000



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**3 BEDS | 2 BATH | 2 RECEPTION**

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this superb storey and a half home which is located in a quiet street within a short driving distance to Wick town centre. This well-presented family home boasts a spacious and bright family lounge with a large picture window as well as an attractive feature fireplace. There is a beautiful sun room which is of good proportions which is ideally located by the patio area of the garden grounds. The fitted kitchen has a good selection of base and wall units with space for a table and chairs. There is a bright shower room which has the W.C and basin built in to a white high gloss vanity unit. A downstairs bedroom with built in wardrobes completes the ground floor living accommodation. Upstairs there are two generous double bedrooms, one of which benefits from built in wardrobes as well as a dressing room. The well-presented bathroom benefits from a four-piece bathroom suite and there is also excellent storage throughout this wonderful home. There is an integral garage which benefits from base and wall units as well as a further garage which is accessed via the driveway to the front of the home. The garden grounds are well maintained with a patio area, mature trees and hedging.

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 D

## Council Tax

Band D

## Tenure

Freehold

## Viewing

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

## Extras

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# Key Features

- **THREE BEDROOMS**
- **SUNROOM**
- **TWO GARAGES**
- **MATURE TREES & HEDGING**



# Property Photos



# Property Photos



# Property

## Dimensions

### Front Porch 1.41m x 1.93m

Accessed via a UPVC partially glazed door, this room has dual aspect windows and oak vinyl flooring. There is a wall light and doors lead to the inner hall.

### Lounge 4.26m x 5.19m

The beautiful lounge has a large picture window with blinds to the front elevation. There is coving, a triple light fitting, a phone point and double sockets. A focal point within the room is the attractive Fyfe stone fireplace with an insert electric fire. This bright room also benefits from a fitted carpet.

### Rear Hall 1.92m x 1.11m

This room has coving and a flush light fitting. A carpet has been laid to the floor. Doors lead to the integral garage, shower room and kitchen.

### Sun Room 2.65m x 6.02m

This beautiful room is of good proportions and benefits from wall panelling. There is vinyl flooring, ceiling downlighters, double sockets and a central heating radiator. There are also wall lights and double-glazed doors lead outside.

### Inner Hall 3.87m x 2.45m

The L-shaped hallway has magnolia painted walls with a dado rail to half height. There is a phone point and double sockets. This area of the home benefits from a central heating radiator and a deep storage cupboard. There is coving and a smoke alarm. A carpet has been laid to the floor. Doors lead to the lounge, bedroom and rear hall.

### Bedroom One 3.44m x 3.84m

This neutrally decorated room benefits from built in wardrobes with hanging and shelf space. There is coving, a pendant light fitting a central heating radiator and fitted carpet. A window faces the front elevation.

### Shower Room 2.42m x 1.52m

This bright room benefits from a recessed shower enclosure and a WC. The basin has been built into a white vanity unit with built in storage. The walls have been tiled to half height, there is a central heating radiator, coving and vinyl flooring. There is a flush light fitting and an opaque window with a roller blind.

### Kitchen 3.41m x 4.50m

This neutrally decorated room has a good selection of base and wall units. There is a gas hob, a Zanussi oven as well as a stainless-steel extractor. There is a sink with a drainer, coving and an integral fridge. Space can be found for a table and chairs. The kitchen benefits from two chrome light fittings, double sockets and a window with blinds to the rear elevation. A door gives access to the superb sun room.

# Property

## Dimensions

### Stairwell

A carpeted stairwell leads to the first-floor landing where there is a window to the front elevation and a central heating radiator. This area of the home benefits from coving and two deep storage cupboards. Doors lead to two bedrooms and the family bathroom. There is an access hatch to the loft void, a pendant light fitting and electrical sockets.

### Bathroom 2.57m x 2.55m

This bright room benefits from a bath with tiling above, a bidet and WC. There is a pedestal sink, a central heating radiator and wall mounted unit. This room benefits from a pendant light fitting and a fitted carpet. A window faces the rear elevation.

### Integral Garage 5.49m x 3.67m

The garage is well presented with painted walls, as well as base and wall units. There is plumbing for a washing machine and space for a tumble dryer. It benefits from a clothes pulley and an electric door as well as double sockets. A window can be found to the rear elevation and a UPVC door leads outside.

The second garage is accessed via a drive to the front of the property. The front garden is laid to lawn with stone chipping borders, hedging and mature trees. There is a clothes line and a patio area to the side elevation.

### Bedroom Two 3.43m x 4.60m

This well-presented room has wall papered walls and a green fitted carpet. This room benefits from coving, a central heating radiator, a phone point and double sockets. A window can be found to the front elevation and enjoys an outlook over the established gardens. There is also an aerial point.

### Bedroom Three 3.59m x 4.26m

This spacious room has wall papered walls and a grey fitted carpet. There are built in wardrobes as well as storage into the coombs and a dressing room. This room benefits from a pendant light fitting and a central heating radiator. A window can be found to the rear elevation.

## 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**

## 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.