



DUNNETT AVENUE, WICK

Offers Over £82,000



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2 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this beautiful two bedroomed end terraced house in a sought-after residential area of Wick. This lovely home boasts a beautiful lounge with dual aspect windows and oak laminate flooring. The stylish kitchen is light and bright with white high gloss base and wall units and good quality integral appliances. The kitchen is well presented and has services for both a washing machine as well as a tumble dryer. Upstairs the beautiful bathroom benefits from a bath with a shower above. The WC and basin have both been built in to a white high gloss vanity unit. At the top of the landing is a useful boxroom which could be used as a study and there are also two tastefully decorated bedrooms with built in storage. In good decorative order throughout, this wonderful home is just ready to move in to.

To the rear of the property, the garden is laid to lawn with ranch style fencing and a raised decking area.

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 the doctors surgery. There are many leisure opportunities including a popular golf course, squash club and public swimming pool/gymnasium within a short commuting distance.. The town also boasts the John O' Groats Airport which has air links to Aberdeen and Edinburgh as well as good rail and coach services.



Extra Information

Services

School Catchment Area is Noss Primary School/Wick High School

EPC

EPC D

Council Tax

Band B

Tenure

Freehold

Viewing

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

Extras

What3Words: [///resolves.starch.dodging](https://www.what3words.com/resolves.starch.dodging)

Key Features

- **WELL PRESENTED**
- **IDEAL FOR FIRST TIME BUYERS**
- **TWO BEDROOMS & BOXROOM**
- **OIL CENTRAL HEATING**



Property Photos



Property Photos



Property

Dimensions

Inner Hall 2.81m x 1.44m

Accessed via a hardwood door with a glazed panel, the inner hall is bright with a central heating radiator. There is oak laminate flooring, a pendant light fitting and a smoke alarm. White doors lead to the lounge and kitchen.

Kitchen 3.62m x 3.10m

The stylish kitchen has white high gloss base and wall units with oak laminate worktops. Brick effect tiles have been fitted between the units, there is an induction hob, an extractor fan and a stainless steel sink with drainer. This lovely room has an integral oven, with services for a washing machine and tumble dryer. There are ceiling downlighters, a central heating radiator and a window to the rear elevation. Space can be found for a fridge freezer and a partially glazed door leads outside.

Bedroom One 4.02m x 2.78m

This well presented room has white painted walls and a grey fitted carpet. There is a recessed storage alcove, a central heating radiator and a pendant light fitting. A window with curtains faces the rear elevation.

Bathroom 1.77m x 1.95m

This stunning room benefits from a P-shaped bath with a shower and glass panel above. The basin has been built into a white high gloss vanity unit. There is vinyl flooring, a chrome towel ladder radiator and a modern light fitting. An opaque window with a roller blind can be found to the rear elevation and there is also a wall mounted mirror.

Lounge 6.39m x 3.45m

The beautifully presented lounge has grey painted walls and dual aspect windows with curtains and blinds. Oak laminate has been laid to the floor, there are double sockets, a phone point and two central heating radiators. This room benefits from coving and two pendant light fittings.

Stairwell

A carpeted stairwell leads to the first floor landing where there is a central heating radiator, an access hatch to the loft and a pendant light fitting. This area of the home has a power point. White panel doors lead to the two bedrooms, box room and stunning bathroom.

Bedroom Two 3.01m x 4.00m

The master bedroom has a feature painted wall and benefits from mirrored fitted wardrobes with hanging and shelf space. There is a grey fitted carpet, double sockets and a pendant light fitting. A window with wooden blinds faces the front elevation and there is a central heating radiator.

Box Room 2.02m x 1.96m

This box room would make an ideal dressing room or study. There are double sockets, vinyl flooring and white painted walls as well as a pendant light fitting. It also benefits from a central heating radiator.

Property Dimensions

Garden

The back garden is laid to lawn with ranch style fencing and a raised decking area. There is also a drying green. This lovely property benefits from oil central heating.

WICK

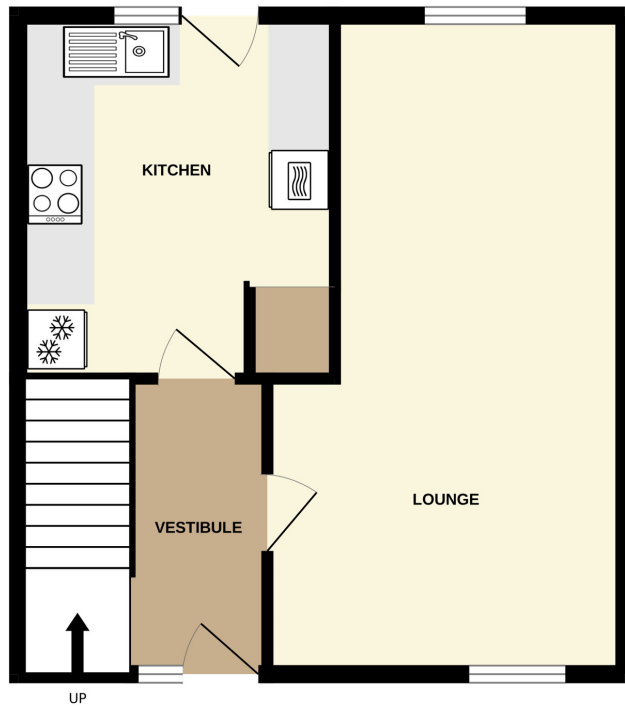
Property Location

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.

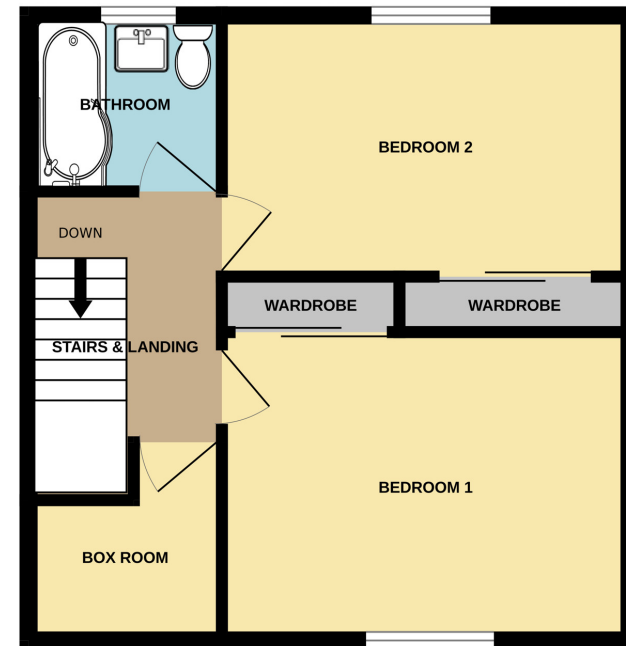


Property Layout

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.
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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.

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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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- 360 Virtual Matterport Tour with doll house view, measuring tool and 3d floor plan.
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- 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.