



KINNAIRD STREET, WICK

Offers Over £78,000



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2 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this attractive two bed roomed mid terraced family home which is in good decorative order throughout, in a quiet cul de sac in Wick. This well-presented home benefits from a lounge with a feature papered wall and laminate flooring. The beautiful kitchen is of good proportions with taupe base and wall units and has ample space for a dining set. The kitchen also benefits from some integral appliances and is a very bright room. There is excellent storage within this lovely home with several cupboards on the ground floor that are ideal for housing linen as well as household items.

Upstairs the master bedroom benefits from a built in a cupboard with hanging and shelf space as well as a dressing room which could be converted to an en suite subject to planning consent. Bedroom two is also of good proportions and is rear facing. This room benefits from a feature papered wall, built in storage and a grey fitted carpet. The beautiful bathroom benefits from a bath with a shower above, with both the WC and basin built in to a vanity unit.

Externally the front garden is laid to lawn with some hedging. The rear garden is low maintenance with stone chippings, paving slabs and a garden shed.

This is a superb home for a first time buyer, or buy to let investor and needs to be viewed to be appreciated.

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 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 E

Council Tax

Band A

Tenure

Freehold

Viewing

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

Extras

What3Words: ///reassured.snoring.rezoning

Key Features

- **WELL PRESENTED**
- **TWO BEDROOMS**
- **IDEAL FOR FIRST TIME BUYERS**



Property Photos



Property Photos



Property

Dimensions

Vestibule 1.54m x 1.96m

Accessed via a UPVC door with side panel, the vestibule is well presented and benefits from a chrome light fitting and Dimplex electric heater. Vinyl has been laid to the floor. A white partially glazed door leads to the inner hall.

Lounge 3.73m x 3.56m

This well presented room has a featured papered wall, coving and a window with blinds to the front elevation. There is a modern light fitting, chrome sockets, a low energy wall mounted heater as well as oak laminate flooring.

Rear Hall 0.92m x 0.93m

This area of the home has wooden wall panelling to half height and oak laminate flooring. A two panel glazed door leads outside.

Bedroom One 3.64m x 3.32m

This room has a feature papered wall with contrasting papered walls. There is a beige carpet and an electric radiator. It benefits from a modern light fitting, power points and a window with blinds faces the front elevation. A door leads to the dressing room. There is also a built in cupboard with hanging and shelf space.

Inner Hall 4.87m x 1.73m

This area of the home is bright with two flush ceiling lights, coving and a smoke alarm. There is a central heating radiator and two deep storage cupboards. Doors lead to the lounge, kitchen and the rear hall. There are double sockets and stairs lead to the first floor.

Kitchen 3.72m x 3.44m

The beautiful kitchen has taupe base and wall units with laminate worktops. There is a sink with a drainer, an induction hob, single oven and a stainless steel chimney hood. Space can be found for a washing machine, fridge freezer as well as a table and chairs. A window with a Roman blind faces the rear elevation and enjoys an outlook over the rear garden. Between the units have been tiled and benefits from a low energy electric heater and a flush ceiling light fitting.

Stairs and Landing 1.89m x 3.64m

Stairs lead to the L-shaped first floor landing. This area of the home is carpeted and benefits from an access hatch to the loft void. There is a storage cupboard, a smoke alarm and a pendant light fitting. Doors lead to the beautiful bathroom and two bedrooms.

Dressing Room 1.88m x 1.44m

This room has laminate flooring, grey painted walls, a flush light fitting and a window to the front elevation.

Property

Dimensions

Bathroom 1.67m x 2.12m

This stylish room has a bath with a shower above. Both the basin and WC are built into a taupe vanity unit. Vinyl has been laid to the floor. There is a flush light fitting, a chrome towel ladder radiator and an opaque window to the rear elevation.

Bedroom Two 2.99m x 3.65m

This beautifully presented room is rear facing. There is a feature papered wall and a grey fitted carpet. The room benefits from a wardrobe with hanging and shelf space. There is an electric heater, electrical sockets and a flush light fitting.

Garden

The front garden is low maintenance with stone chippings and bushes. The rear garden is also low maintenance with stone chippings, paving slabs, a clothes line and a wooden shed.

WICK

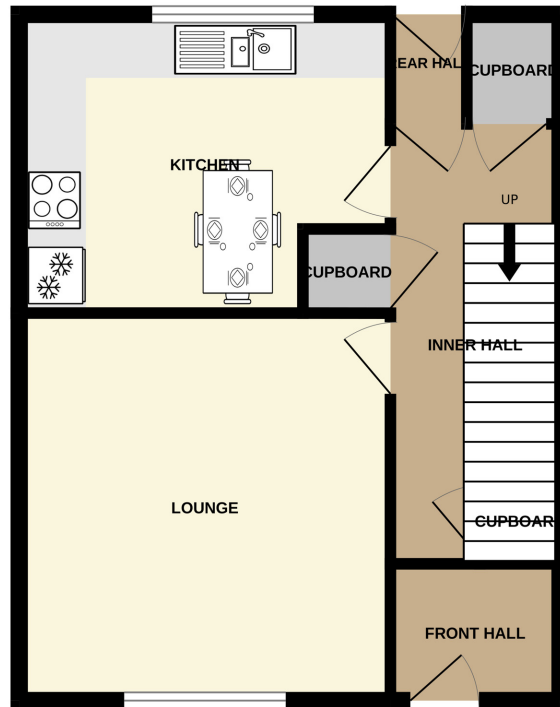
Property Location

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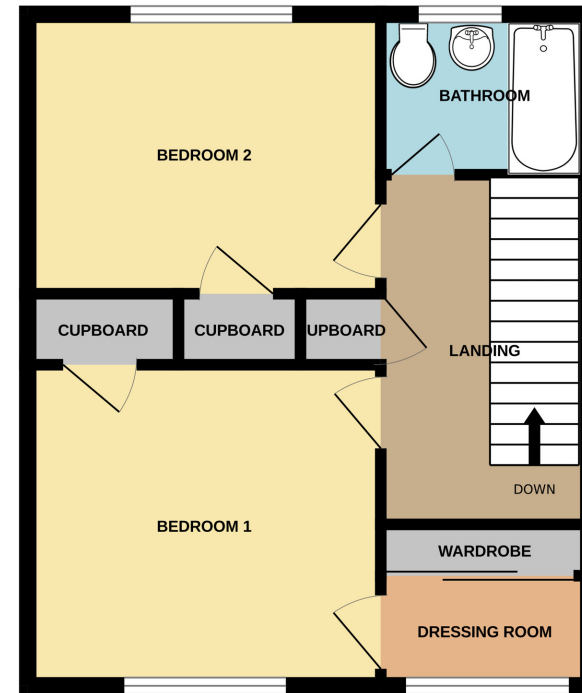


Property Layout

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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- Drone Photography





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