



# **PARKVIEW TERRACE, LATHERONWHEEL**

**Offers Over £112,000**



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**2 BEDS | 1 BATH | 1 RECEPTION**

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this beautifully presented two bedroomed semi detached bungalow in the village of Latheronwheel. This wonderful home boasts panoramic coastal views from both the lounge and kitchen and occupies a generous corner plot. Situated in an elevated position, this tastefully decorated property also comes with a box room which is currently used as a study as well as a single garage. Mainly neutrally decorated throughout and also benefiting from a stylish shower room, this lovely home is just ready to move in to.

Ideally located some twenty miles from the Royal Burgh of Wick, the property is close to the A9 and schooling can be obtained at Lybster Primary School or in the village of Dunbeath. There is a butcher shop in the village of Latheronwheel with a pub nearby in Dunbeath and a convenience store and shops in the village of Lybster. Wick, the second largest town in Caithness is some nineteen miles away where further facilities can be found.



# Extra Information

## Services

School Catchment Area is Lybster 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: [///gloss.hope.fillings](https://www.what3words.com/#!/gloss.hope.fillings)

# Key Features

- **WELL PRESENTED**
- **PANORAMIC COASTAL VIEWS**
- **GENEROUS CORNER PLOT**
- **TWO BEDROOMS**
- **GARAGE**





# Property Photos





# Property Photos



# Property Dimensions

## **Vestibule 1.10m x 0.83m**

Accessed via a UPVC door, this area of the home has a cupboard which houses the electric consumer unit. Ceramic tiles have been laid to the floor and there is a pendant light fitting. A two panel door gives access to the spacious inner hall.

## **Lounge 4.13m x 3.81m**

This wonderful room offers fantastic views towards the North Sea and Latheron Harbour. There is a feature painted wall, a beige fitted carpet as well as a central heating radiator. A focal point within the room is the beautiful wooden fireplace with white surround and chrome electric fire. The lounge benefits from coving, a contemporary triple light fitting as well as a large picture window to the front elevation. It is a bright and welcoming reception room.

## **Bedroom One 3.33m x 3.84m**

This beautiful room boasts a painted feature wall and a beige fitted carpet. There is a pendant light fitting, a central heating radiator as well as a window to the rear elevation. This room is spacious and also benefits from ample power points.

## **Shower Room 1.68m x 2.22m**

This stylish room has been tastefully decorated. There are feature papered walls, as well as floor to ceiling tiling. The basin and WC have both been built into white high gloss vanity units and there is also a shower quadrant. The shower room benefits from slate flooring, a flush light fitting and a chrome towel ladder radiator. An opaque window can be found to the side elevation.

## **Inner Hall 3.08m x 1.80m**

The inner hall is open and bright with slate ceramic floor tiles. There is a deep storage cupboard, an access hatch to the loft, a pendant light fitting, electrical point and a smoke alarm. Doors lead to the beautiful lounge, two well presented double bedrooms, kitchen, the shower room and box room.

## **Kitchen 3.85m x 3.93m**

The bright fitted kitchen is well presented with solid wood base and wall units. Between the units has been tiled. There is a free-standing cooker and a stainless-steel sink, with space for a washing machine, fridge freezer and table and chairs. Neutral in décor this lovely room benefits from slate floor tiles, a central heating radiator, a smoke alarm and a triple light fitting. A window to the front elevation boasts sea views and lets plenty of daylight flood through.

## **Bedroom Two 3.84m x 3.16m**

This L-shaped room is spacious and bright with a feature painted wall. A beige carpet has been laid to the floor, there is a chrome wave light and a central heating radiator. A window can be found to the rear elevation and there are ample power points.

## **Box Room 2.42m x 2.80m**

This room has a lot of potential and is currently used as an office. The walls have been painted and a carpet has been laid to the floor. This room benefits from two light fittings and power points.

# Property Dimensions

## Garden

Occupying a large garden plot this superb property also benefits from a single garage. The garage has an electric door, as well as light and power. The oil boiler and tank are located to the rear of the house where there are stone chippings. The front garden is laid mainly laid to lawn with paving, a drying green as well as flower borders. The garden is south facing and has panoramic views.



## WICK

### Property Location

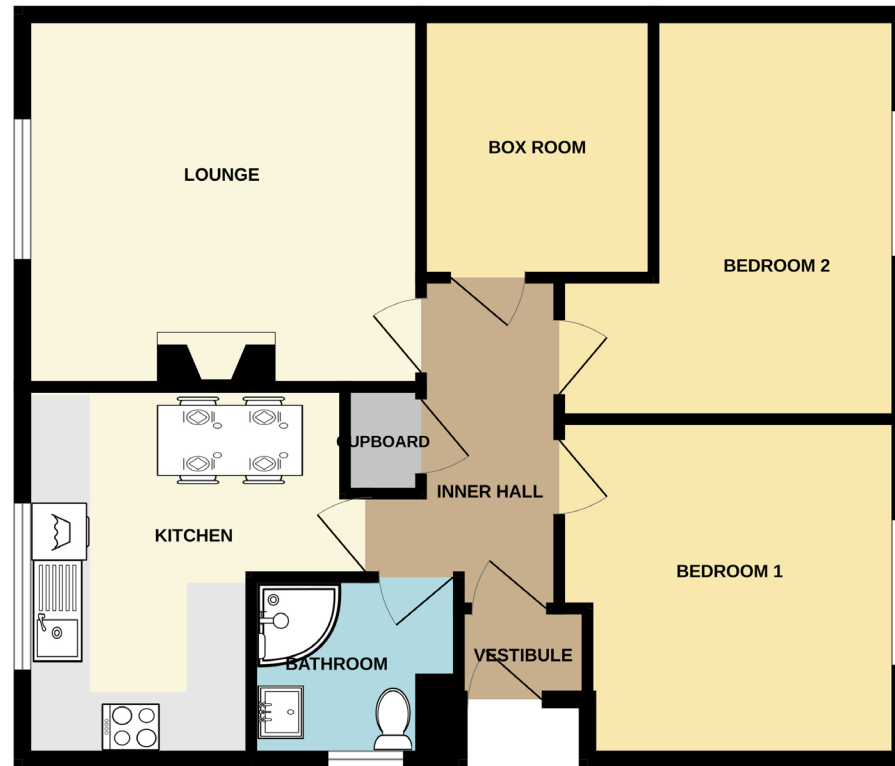
The Royal Burgh of Wick is the most northerly town on the East Coast of Caithness and is on the very popular North Coast 500 (NC500) tourist route. The town offers multiple stores such as Tesco, Boots, Superdrug, Argos, and B&M, as well as banks and a post office. The house is within easy driving distance 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



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 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.
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- 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.
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- 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







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