



# LOCH STREET, WICK

Offers Over £65,000



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

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this beautiful ground floor apartment which has its own garden and large outbuilding which is currently used as an office to the rear. This building is plaster boarded throughout and has power. This lovely home is accessed via a shared communal access with its own front door and is in good decorative order. This spacious property benefits from a bright and welcoming lounge which has a large picture window to the rear which enjoys an outlook over the patio area of the rear garden. The immaculately presented kitchen benefits from oak shaker style units with a freestanding cooker, bosch dishwasher, washing machine, condenser tumble dryer and fridge freezer as well as a dining table and chairs. Mainly neutrally decorated throughout, this wonderful home also has a generous storage cupboard with built in shelving and space for household appliances. There are two well proportioned double bedrooms, with the master bedroom benefitting from beautiful oak effect sliding wardrobes as well as an attractive en suite WC. There is also a stylish shower room which is light and bright, with a pedestal sink, a WC as well as an illuminated mirror.

A crawl space provides underfloor storage for this neutrally decorated apartment which also benefits from gas central heating. Parking can be found to the front of the property and the private garden to the rear is the perfect place to sit and relax in.

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 C

## Council Tax

Band B

## Tenure

Freehold

## Viewing

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

## Extras

What3Words: [///holiday.afternoon.pardon](#)

## Key Features

- **GROUND FLOOR APARTMENT**
- **EXCELLENT STORAGE**
- **WELL PRESENTED**
- **LARGE OUTBUILDING**
- **PRIVATE GARDEN**





# Property Photos





# Property Photos





# Property Dimensions

## **Vestibule 0.94m x 1.19m**

Accessed via a hardwood door with glazed panels, the vestibule is well presented with wooden floorboards. Under the door mat is a low-level store/crawl space which measures approximately 3.00m x 1.50m. There is a pendant light fitting and a door leads to the L-shaped inner hall.

## **Cupboard 1.65m x 0.95m**

This room has wall mounted shelves, a pendant light fitting and vinyl flooring. There is space for a tumble dryer as well as wall mounted appliances.

## **Kitchen 3.22m x 4.67m**

This spacious room is neutrally decorated and benefits from oak vinyl flooring. There are oak base and wall units with laminate worktops as well as a stainless-steel sink with drainer. There is a gas hob with a grill and oven, a bosch dishwasher, washing machine, condenser tumble dryer and fridge freezer. Tiling has been fitted between the units, there is also a Worcester boiler and an extractor fan. This room benefits from a pendant light fitting, a smoke alarm and a modern light fitting. There is a central heating radiator and plenty of space for a table and chairs. A window with blinds can be found to the front elevation.

## **Shower Room 2.98m x 1.57m**

This lovely room has a double shower enclosure with glass screen, a white WC and a pedestal sink. There is a white towel ladder radiator, an illuminated mirror and oak vinyl flooring. There is an opaque window to the front elevation, a triple light fitting and ceiling down lighters.

## **Inner Hall 0.91m x 2.74m and 1.75m x 1.49m**

This L-shaped room has white painted walls and a brown fitted carpet. There is a pendant light fitting, a smoke alarm and a central heating radiator. Pine doors lead to the lounge, kitchen, two bedrooms and the shower room.

## **Lounge 4.25m x 3.44m**

This bright room has a window with curtains and blinds to the front elevation. There is a triple light fitting, a central heating radiator and a smoke alarm. There is also a fitted carpet as well as double sockets. This room is neutral and decor and enjoys an outlook over the rear garden.

## **Bedroom One 3.24m x 2.99m**

This room has wallpapered walls and a fitted carpet. There is a pendant light fitting, a central heating radiator and double sockets. A window with curtains and blinds can be found to the front elevation.

## **Bedroom Two 3.98m x 3.17m**

This room is spacious with wallpapered walls and a brown fitted carpet. There is a built-in wardrobe with hanging and shelf space, a pendant light fitting and a central heating radiator. A window with blinds and curtains can be found to the rear elevation. A door leads into the ensuite WC.



# Property

## Dimensions

### **WC 1.66m x 1.37m**

This room has a built-in storage cupboard, as well as a pedestal sink and WC. There is a wall mounted mirror, a pendant light fitting and oak vinyl flooring.

### **Shed 4.47m x 3.4m**

The shed has white painted walls, a Velux window, a pendant light fitting and a fitted carpet. There are power points. A window with blinds can be found to the front elevation.

### **Garden**

The back garden benefits from a patio and an area of lawn. There is a clothes line, a gravel border as well as wooden fencing to either side.



## WICK

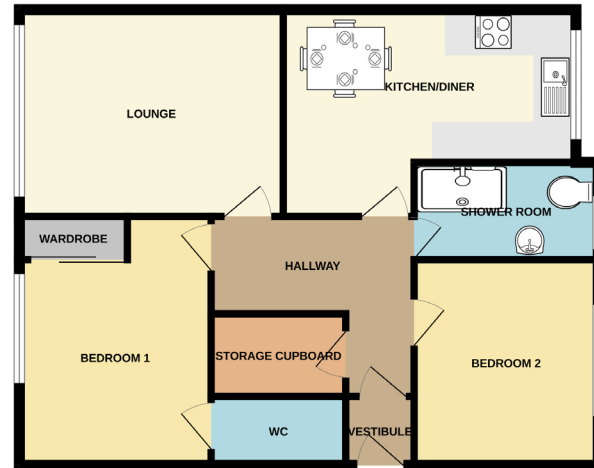
### Property Location

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.

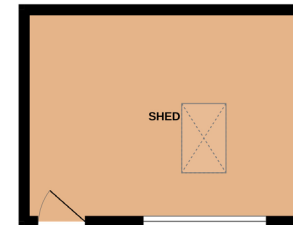


# Property Layout

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

## **Why Choose Yvonne Fitzgerald Properties**

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- 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





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