



FOURWINDS, PAPIGOE

Offers Over £270,000



01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

4 BEDS | 2 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this fabulous executive family home located in the settlement of Papigoe. This beautiful home boasts uninterrupted sea views and offers flexible and comfortable accommodation throughout. The property is accessed via a UPVC door which opens up in to a very spacious inner hall. Recently redecorated throughout, this wonderful home is in excellent decorative order. The generous hall gives access to a spacious kitchen/family room which has been ideally positioned within the home to make the most of the views. This room gives access to a generous utility room which leads out to the rear garden. The family lounge is well presented with a large picture window which looks out on to the sea. This room also has a wooden mantel and insert electric fire which makes a pleasing focal point within the room. The family bathroom benefits from a 3 piece suite and there are also four double bedrooms, some of which have built in storage. The master bedroom also benefits from an en suite shower room.

Occupying a large garden plot, there is a generous gravel drive to the front, with the garden being mainly laid to lawn. There is a large double garage, with the rear garden being low maintenance.

This is a superb family home which needs to be viewed to appreciate the size, location and views which it has to offer.

Papigoe is a small village on the outskirts of Wick and sits just before the village of Staxigoe. The Town of Wick is in the far north east of Scotland, the most north-easterly town on the UK. The town has a rich heritage where it played an important role in herring fishing. Today the town is busy supporting the new offshore industries and wind power as well as its traditional ties to sea fishing. There are primary and secondary schools, doctors' surgery, dental surgery and a hospital. Retail outlets consist of a Tesco store, Pets at Home, B & M, Lidl and a Co-op as well as local shops, restaurants and bars. There are regular buses, trains and flights from Wick. Inverness is approximately a two and a half hours drive from the town.



Extra Information

Services

School Catchment Area is Noss 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

What3Words: [///ordering.stormy.thumbnail](https://www.what3words.com/#!/ordering.stormy.thumbnail)

Key Features

- WELL PRESENTED
- FOUR BEDROOMS
- SEAVIEWS
- LARGE GARDEN PLOT
- DOUBLE GARAGE



Property Photos



Property Photos



Property Dimensions

Vestibule 1.27m x 1.77m

This room has painted walls and vinyl flooring. There is coving, a pendant light fitting and a door leads into the inner hall.

Lounge 4.55m x 5.28m

This beautiful room is of good proportions. There is a feature painted wall and a new grey carpet. This spacious room benefits from coving and a triple light fitting. A picture window to the rear offers panoramic views of the North Sea. The lounge benefits from a wooden fireplace with an electric fire, a phone point and double sockets. There is also an aerial point.

Utility 1.77m x 2.90m

This well-presented room is of good proportions. There is a stainless-steel sink with space for a washing machine, tumble dryer and fridge freezer. There are oak base and wall units, a central heating radiator, coving, an extractor fan and a pendant light fitting. A door leads to the coat cupboard and a partially glazed UPVC door leads outside.

Bedroom Two 2.81m x 3.69m

This room has a window with curtains to the front elevation. There are mirrored fitted wardrobes as well as a built-in cupboard. The walls have been painted grey and a carpet has been laid to the floor. This room also benefits from coving, a triple light fitting, double sockets and a central heating radiator. A door leads to the ensuite shower room.

Inner Hall 1.51m x 4.68m and 2.77m x 6.47m

This well-presented L-shaped room has magnolia walls. There is a fitted carpet, a phone point and an access hatch to the loft void. There is also coving, two central heating radiators and two linen cupboards as well as a smoke alarm and two chrome light fittings. Pine doors lead to the four bedrooms, bathroom, kitchen and lounge.

Kitchen/Family Room 3.95m x 7.77m

This spacious room is of good proportions and benefits from oak units with laminate worktops. There is a useful Belling range cooker with a warming plate and a chimney hood above. There is an integral fridge, a freestanding dishwasher as well as coving. It benefits from a black sink with a drainer, oak vinyl flooring and a central heating radiator. There is an island and triple aspect windows with curtains and blinds. A carpet has been laid to the family area where there is also a phone point and double sockets. There is a pendant light fitting, ceiling downlighters and a smoke alarm. This room enjoys fabulous sea views.

Bedroom One 3.47m x 3.62m

This room has magnolia painted walls and a grey fitted carpet. There is coving, a chrome light fitting and double sockets. There is an aerial point and a central heating radiator. This room has a built-in wardrobe with shelving above. A window with curtains can be found to the front elevation.

Ensuite Shower Room 2.81m x 2.05m

This L-shaped room is well presented. There are painted walls and mosaic vinyl flooring. There is a shower enclosure, a pedestal sink as well as a WC. This room has coving, a flush light fitting, a central heating and an extractor fan. A window can be found to the side elevation. This room has wall mounted shelves and a mirror.

Property

Dimensions

Bedroom Three 2.78m x 3.60m

This room has magnolia painted walls and a grey fitted carpet. There is built in wardrobes with hanging and shelf space, a central heating radiator as well as coving and a pendant light fitting. This room benefits from double sockets and has a window with blinds and curtains to the side elevation. There is also a BT point.

Bedroom Four 3.68m x 2.97m

This room has magnolia painted walls and a grey fitted carpet. A window with a roller blind and curtains faces the rear elevation, there is also a central heating radiator. This beautiful room benefits from double sockets, a phone point and coving. There is also a triple light fitting.

Garden

The rear garden has been laid to lawn with paving slabs and has panoramic views over the sea. The property is accessed by a tarmac and gravel drive with a boundary wall. The garden is low maintenance and easily maintained.

Bathroom 3.06m x 2.81m

This spacious room has a bath with tiling above, a shower enclosure as well as a pedestal sink and WC. Vinyl has been laid to the floor. This lovely room benefits from coving, an extractor fan and a flush light fitting. There is a central heating radiator and an opaque window with a roller blind faces the side elevation.

Garage 5.82m x 8.91m

The garage has an electric door. A window can be found to the side elevation and a half glazed UPVC door leads outside. There is a florescent light fitting, double sockets, an outside water tap and a boiler.

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.



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.