



BREADALBANE TERRACE, WICK

Offers Over £95,000



01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

1 BED | 1 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this fantastic end of terrace home which is in excellent decorative order. Recently redecorated throughout, this stylish townhouse is just ready to move in to. On the ground floor there is a superb, spacious family bathroom which benefits from a generous bath as well as a shower enclosure. There is a white fitted kitchen which also benefits from a matching dresser as well as built in storage. The kitchen is light and bright with slate flooring and benefits from storage cupboards. Stairs lead to the first floor where there is the lounge with a feature wall as well as an attractive wooden fireplace. The master bedroom with mirrored fitted wardrobes completes the first-floor accommodation.

A bifold door gives access to a spacious attic room which is currently used as a study. This could also be used as a second bedroom. This is a superb home for a first-time buyer, couple or buy to let investor. It benefits from electric heating and UPVC double glazing and is one property, not to be missed.

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 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: ///respect.stuffy.blissful

Key Features

- **WELL PRESENTED**
- **IDEAL FOR FIRST TIME BUYERS OR BUY TO LET**
- **ONE BEDROOM WITH FURTHER ATTIC ROOM**



Property Photos



Property Photos



Property

Dimensions

Inner Hall 2.17m x 1.29m and 0.78m x 1.00m

Accessed via a hardwood door the L-shaped inner hall is well presented. There are slate floor tiles and doors give access to the kitchen and bathroom. Stairs lead to the first floor. There is also a chrome light, a wall light and a storage heater as well as a smoke alarm.

Bathroom 2.72m x 3.01m

This stunning room is of good proportions. There is a generous bath with a mixer tap, a wall mounted basin, shower quadrant and WC. This room benefits from a mirrored wall mounted cupboard, an electric heater and triple light fittings. Slate tiles have been laid to the floor and an opaque window with a roller blind can be found to the rear elevation.

Lounge 4.76m x 3.51m

This beautiful room has a feature wall and a fitted carpet. A focal point within this room is the attractive wooden fireplace with a white electric stove fire. There is coving, a ceiling rose and a triple light fitting. This room benefits from recessed shelving, two storage heaters and period coving. A window with a Roman blind can be found to the front elevation.

Attic Room 6.48m x 2.45m

This superb room is of good proportions and benefits from dual aspect windows. There is built in storage into the coombs, ceiling downlighters as well as a chrome light fitting. There is a smoke alarm and a grey fitted carpet. This room could either be used as a study, second bedroom or family room.

Kitchen 4.66m x 3.36m

This well-presented room has white base and wall units with laminate worktops. There is a white ceramic basin with a drainer, a free-standing electric cooker with space for a fridge and freezer as well as a chimney extractor hood. A cupboard provides space for a washing machine and tumble dryer. There is a built-in dresser, with two further storage cupboards. Slate tiles have been laid to the floor and a focal point within this room is the drop-down light fitting. There is a storage heater and a window with a Roman blind to the front elevation. A hardwood door leads outside.

Stairwell

A carpeted stairwell leads to the first-floor landing where there is a wall light, a picture light as well as a smoke alarm. A window faces the front elevation and doors lead to the lounge and bedroom.

Bedroom 2.76m x 2.52m

This stylish room benefits from mirrored fitted wardrobes with hanging and shelf space. There is a feature papered wall, a pendant light fitting, coving as well as a storage heater. A window with a Roman blind faces the rear elevation. A carpet has also been laid to the floor, with the room also benefiting from power points.

A bifold door opens up onto a second staircase which leads to the attic room.

Garden

There is a passageway with a right of way for bins and maintenance to the rear.

WICK

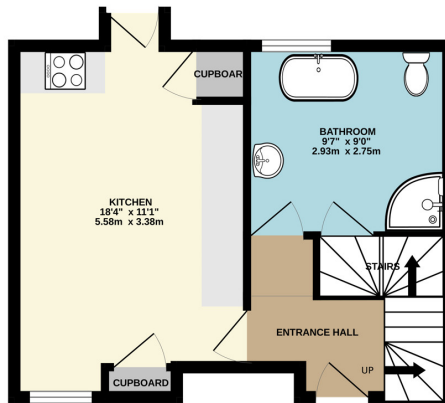
Property Location

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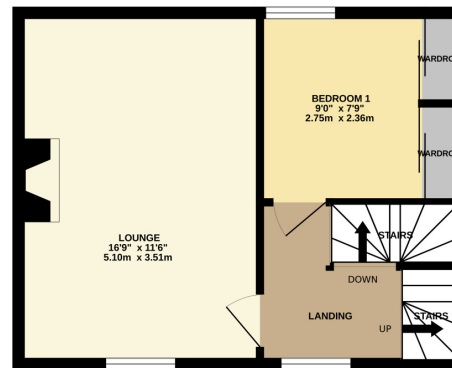


Property Layout

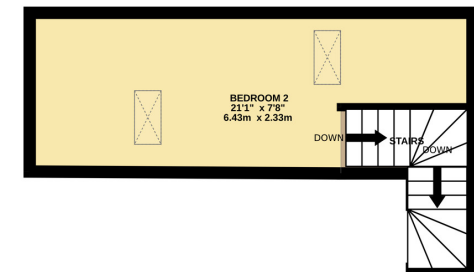
GROUND FLOOR



1ST FLOOR



2ND 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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- 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.