



SWANSON AVENUE, WICK

Offers Over £180,000



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3 BEDS | 2 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this fantastic opportunity to purchase an immaculately presented semi-detached bungalow, in a popular residential area of Wick. With open views to the rear, this wonderful home has been neutrally decorated throughout. Internally the accommodation comprises of a spacious and bright family lounge with a large picture window which enjoys an outlook over the generous rear gardens. The beautiful grey Shaker style fitted kitchen has an excellent selection of base and wall units as well as plenty of space for a dining table and chairs. The family bathroom is light and bright. There are also three generous double bedrooms, all with built in storage. The master bedroom also benefits from a lovely en suite shower room. In excellent condition throughout, this superb home also benefits from oil central heating. Externally the property has a large tarmac drive and the front garden is laid to lawn. The rear garden is of good proportions and is enclosed by ranch style fencing.

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, 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 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 C

Tenure

Freehold

Viewing

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

Extras

What3Words: [///transmitted.mattress.chap](https://www.what3words.com/#!/transmitted.mattress.chap)

Key Features

- **WELL PRESENTED**
- **THREE BEDROOMS**
- **COUNTRYSIDE VIEWS**
- **OIL CENTRAL HEATING**



Property Photos



Property Photos



Property

Dimensions

Vestibule

Accessed via a UPVC door with glazed panel, this room has magnolia painted walls. There is a pendant light fitting, double socket and base unit which houses the electric consumer unit. An oak glazed door leads into the inner hall.

Lounge 3.61m x 4.13m

The beautiful lounge has neutral painted walls as well as oak laminate flooring. There is a central heating radiator, a pendant light fitting and a smoke alarm. A large picture window has scenic views to the rear elevation. This room benefits from an ariel point and double sockets.

Bedroom One 3.85m x 4.38m

This well-presented, carpeted room boasts oak built in wardrobes with both hanging and shelf space. The room benefits from a central heating radiator, double sockets and a pendant light fitting. The window, fitted with a roller blind, faces the front elevation and an additional door leading to the en-suite.

Bathroom 2.64m x 1.66m

This is a well-presented bathroom comprising of W.C, pedestal sink and a bath with tiles above and benefits from black accessories. There is a flush ceiling light, down lighters and also an extractor fan. There is also a central heating radiator. The floor is laid to vinyl.

Inner Hall 0.984m x 5.47m

This well-presented room has soft white painted walls and two built in storage cupboards. This room benefits from ceiling down lighters, a smoke alarm and a central heating radiator, doors lead to the large kitchen, three bedrooms and bathroom.

Kitchen 5.71m x 2.89m

The stunning fitted kitchen has a good selection of grey base and wall units with laminate worktops as well as matching grey sink with drainer. There is an Innovation hob with chimney extractor above. There is an integral oven, grill and dishwasher with space for a washing machine and American fridge freezer. Vinyl has been laid to the floor and there is ample space for a dining table and chairs. There are two pendant light fittings, a central heating radiator as well as two windows to the rear elevation. A partially glazed UPVC door leads out to the generous rear garden.

En-Suite 1.29m x 2.54m

This neutrally decorated room benefits from a recessed shower with chrome controls, WC, pedestal basin as well as a mirrored, wall mounted vanity unit and a chrome towel rail. There is a shaver point, ceiling downlighters, an extractor fan and vinyl has been laid to the floor. The room is heated by a central heating radiator.

Bedroom two 4.39m x 2.99m

This lovely room is spacious and benefits also from oak fitted wardrobes which have both hanging and shelf space. The floor is laid to carpet, central heating radiator and pendant light fitting. The window, fitted with a roller blind, faces the front elevation. This room also benefits from ample double sockets.

Property

Dimensions

Bedroom Three 4.37m x 2.9m

This tastefully decorated room has a carpet laid to the floor and benefits from a deep storage cupboard. There is a central heating radiator, double sockets and a pendant light fitting. The window, fitted with a roller blind, faces the front of the property.

Garden

The garden is well maintained with an area of lawn. There is a generous tarmac drive with off road parking with plenty of room to extend the driveway. The rear garden benefits from a ranch style fence, an access ramp and a whirly-gig. The garden is laid to lawn and benefits from lovely views towards Newton. The oil tank is also located in the rear garden.

WICK

Property Location

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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

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- 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.
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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.