



Sinclair Terrace, Wick

Offers Over £70,000



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3 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this attractive period property which is located just within a five-minute walk to Wick town centre. In need of full renovation throughout, with some period features, this generous home has a lot to offer. On the ground floor, there is a bright family lounge as well as a kitchen, utility and bathroom. Then on the first floor two spacious and bright bedrooms can be found. On the second floor is a generous bedroom as well as a study with built in storage. The garden grounds are of good proportion. There is plenty of room to extend into the garden grounds subject to planning consent and increase the size of the accommodation.

If you are looking for a renovation project, a family home or buy to let property, this affordable home must not 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, and B&M, as well as a post office



Extra Information

Services

School Catchment Area is Newton Park Primary & Wick High

EPC

EPC E

Council Tax

Band

Tenure

Freehold

Viewing

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

Extras

What3Words: responses.honey.goose

Key Features

- 3 Bedrooms
- Attic Room
- Dining Room
- Enclosed Garden



Property Photos



Property Photos



Property Dimensions

Inner Hall 1.25m x 2.00m

Accessed via a hardwood door. The inner hall benefits from original floor tiles. There is a pendant light fitting and an understairs storage cupboard. Doors lead to the lounge and dining room.

Dining Hall 2.84m x 3.077m

This room has wall papered walls and a fitted carpet. There is a central heating radiator, a pendant light fitting and wall unit as well as a power point. A door leads into the rear hall.

Kitchen 2.17m x 3.60m

This room has wooden panelling. The kitchen has some fitted units and also a sink with base unit, although these would all need replaced and updated. The kitchen houses the boiler and central heating radiator. There is a pendant light fitting and power point. A window faces the rear elevation

Bathroom 1.22m x 2.56m

The bathroom is fitted with a toilet, basin as well as a cast iron bath. Wooden paneling has been fitted to the walls. There is a wall light as well as an opaque window.

Lounge 4.83m x 3.50m

The lounge has a window to the front elevations and a central heating radiator. There is a recessed cupboard with shelving. A focal point within the room is the vintage tiled fireplace with an insert gas fire. The lounge benefits from original features such as Dado rail and cornicing.

L-Shaped Hall 1.31m x 1.64m and 1.5m x 1.12m

The hall benefits from a velux window. Doors lead to the kitchen, bathroom and utility room. A hardwood door leads outside.

Utility 1.64m x 1.53m

There is a wall mounted unit and also a double base unit in the utility.

First Floor Landing 1.32m x 1.93m

A carpeted stairwell leads to the first-floor landing where there is a central heating radiator, as well as wall lights. Doors lead to the lounge and bedroom.

Property Dimensions

Bedroom One 4.89m x 3.46m

This large room has wooden window shutters as well as a recessed storage cupboard. There are wall lights, as well as a dado rail and beautiful cornicing. A window faces the front elevation. There is also a central heating radiator. A pendant light fitting and power points.

First Floor Landing 1.36m x 1.28m

A carpeted stairwell leads to the second-floor landing. This area has a velux window as well as a built-in cupboard. Doors give access to two attic rooms.

Attic Room 1.93m x 1.75m

This room has built-in cupboards, a pendant light fitting and a fitted carpet. A window faces the rear elevation; there is a hot water tank within the room.

Bedroom Two 3.08m x 2.85m

This is a very bright room. There is a pendant light fitting, a central heating radiator as well as a wall light. This room has sockets and a window to the rear elevation.

Bedroom Three 3.46m x 3.86m

This room has a vintage fireplace with an open coal fire. There are built in cupboards as well as a wall light. A Dormer window faces the rear elevation and there are also power points and wall lights.

Garden

The beautiful garden has huge potential for keen gardeners, at present there is pampas grass, hedging as well as flowers.

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.