



9, The Shore, Wick

Offers Over £175,000



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**4 BEDS | 1 BATH | 1 RECEPTION**

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this beautifully presented four-bedroom home, ideally positioned at The Shore and enjoying attractive views towards the harbour, with well-maintained garden grounds to the rear.

The accommodation is entered via a welcoming inner hall which leads to a bright and spacious lounge overlooking the front elevation. An opening connects through to the generously proportioned kitchen, which is fitted with stylish blue wall and base units, solid wood worktops, stone splashbacks and ample space for dining. A rear hall provides access to the garden, while the stunning bathroom is finished to a high standard with a P-shaped bath and contemporary vanity storage. A well-presented ground floor bedroom completes the lower level.

To the first floor, the landing gives access to three further bedrooms, all tastefully decorated, with enjoying lovely harbour views. Externally, the tiered rear garden is laid to lawn with mature trees, hedging and stone wall features, complemented by a side courtyard and additional garden areas offering further potential. Parking is located opposite the property, and the home benefits from oil central heating, making this an attractive property.

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 Inverness and 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 - Noss Primary School / Wick High School

## EPC

EPC - E

## Council Tax

Band - B

## Tenure

Freehold

## Viewing

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

## Extras

What3Words: [///palm.propelled.object](https://www.what3words.com/palm.propelled.object)

# Key Features

- **Stunning Views**
- **Detached Property**
- **Four Bedrooms**





# Property Photos





# Property Photos





# Property Photos



# Property Dimensions

## **Inner Hall 2.87m x 2.17m**

The beautifully presented hall has been wallpapered and has a dado rail to half height. There is coving, a smoke alarm, ceiling downlighters and a full height central heating radiator. Laminate has been laid to the floor and there is also an understairs storage cupboard. Oak doors give access to the lounge, downstairs bedroom and bathroom.

## **Kitchen 4.84m x 3.84m**

This spacious room has a feature papered wall and stone splash backs. There are blue painted wall and base units with a solid wood worktop. The kitchen benefits from a black sink with drainer and has space for a washing machine. There is a freestanding cooker, an integral dishwasher as well as space for an American fridge-freezer. A pantry provides storage and there is ample space for a dining table and chairs. A hatch gives access to the loft void. The kitchen also benefits from ceiling downlighters, a smoke alarm, laminate flooring and a central heating radiator. There is a window to the side elevation which allows plenty of natural daylight flood through.

## **Rear Hall 1.39m x 2.19m**

The hallway has dual aspect windows and a feature papered wall. There is built in shelving, coving and a pendant light fitting. Vinyl has been laid to the floor and a door gives access to the rear garden.

## **Stairwell 3.01m x 0.85m**

A carpeted stairwell leads to the first-floor landing where there is a drop down light fitting and a window fitted with blinds to the front elevation. Oak doors give access to three bedrooms; there are also chrome sockets throughout.

## **Lounge 3.57m x 4.17m**

This lovely room has a window, fitted with blinds to the front elevation, a tartan carpet is laid to the floor. There is a central heating radiator, contemporary light fitting and chrome sockets. This is a spacious room that also benefits from a full height central heating radiator and a smoke alarm. An opening leads to the kitchen.

## **Bathroom 1.79m x 2.80m**

This stunning room features a P-shaped bath with a black dual attachment shower above. Both the basin and WC have been built into a cream vanity unit. There is an illuminated mirror, a grey towel ladder radiator as well as ceiling downlighters. The bathroom also benefits from a tiled ceramic floor and built in shelving. A window faces the rear elevation.

## **Bedroom One 4.14m x 3.51m**

This room has a lovely feature papered wall and benefits from a grey fitted carpet. There is coving and a pendant light fitting as well as a central heating radiator, chrome sockets and a window, with blinds, which faces the front elevation.

## **Bedroom Two 4.21m x 3.68m**

This beautifully presented room has a feature wall papered wall. There is a grey fitted carpet, a dropdown light fitting and chrome sockets. The bedroom also benefits from a central heating radiator. A window, fitted with a roller blind, faces the front elevation.

# Property

## Dimensions

### **Bedroom Three 4.11m x 3.56m**

This superb room has a feature wall; this room is of good proportions and benefits from a grey fitted carpet. There is a central heating radiator, chrome sockets and a pendant light fitting. A window enjoys an outlook over the harbour.

### **Bedroom Four 2.91m x 1.83m**

Steps give access to the rear facing fourth bedroom. This room has a partially coombed ceiling and a central heating radiator. Two walls have been papered with murals to each side. A carpet has been laid to the floor, here are chrome power points and a window, fitted with a roller blind, faces the rear elevation.

### **Garden**

The rear garden is tiered over three levels. There is a courtyard garden to the side of the property, with the rear garden being laid to lawn. The rear garden also has a feature stone wall, hedging and mature trees. There is a garage to the side of the property which has been divided into two separate areas, although in need of some attention it wouldn't take much effort to restore it. Parking can be found opposite this wonderful home. This house has oil central heating.



## 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 Inverness and Aberdeen and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.



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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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## **Why Choose Yvonne Fitzgerald Properties**

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