



# Doocot View, Wick

**Offers Over £195,000**



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**3 BEDS | 2 BATH | 1 RECEPTION**

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this superb semi-detached bungalow in a quiet residential area of Wick. This tastefully decorated three bedroomed home has been finished to the highest of standards and is just ready to move into. Neutrally decorated throughout, this wonderful home benefits from a spacious and bright family lounge which benefits from a grey fitted carpet.

The stylish fitted kitchen benefits from high gloss base and wall units with laminate worktops and integral appliances. The kitchen also benefits from plenty of open floor for a table and chairs as well as a deep pantry cupboard.

There is an immaculately presented bathroom which benefits from a bath as well as a shower and there are also three generously proportioned bedrooms, which benefit from built in storage. The master bedroom also has an en-suite WC. This wonderful home also comes with oil central heating and floor coverings.

Externally the property occupies a large garden plot and benefits from ranch style fencing to the rear. Both front and rear gardens are laid to lawn and there is also a generous tarmac driveway with off road parking.

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.



# Extra Information

## Services

School Catchment Area is - Noss Primary, Wick High School

## EPC

EPC - B

## Council Tax

Band - C

## Tenure

Freehold

## Viewing

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

## Extras

What3Words: ///worry.polices.drives

# Key Features

- **Semi-Detached Bungalow**
- **Three Bedrooms**
- **En-Suite WC**
- **Low Maintenance Garden**





# Property Photos





# Property Photos



# Property Dimensions

## **Vestibule 1.53m x 1.13m**

The vestibule has grey painted walls and grey vinyl laid to the floor. There is a pendant light fitting and an oak door gives access to the inner hall.

## **Bedroom One 3.39m x 2.49m**

This tastefully decorated room has been painted walls and benefits from a fitted carpet as well as a pendant light fitting and central heating radiator. There are glass sliding wardrobes with both hanging and shelf space. This room benefits from double sockets and an arial point. A window faces the rear elevation.

## **Bedroom Two 2.49m x 2.87m**

This bright room is located to the rear of this lovely home. There is a fitted carpet, a central heating radiator as well as a pendant light fitting. This room benefits from built in sliding wardrobes and also has a window, fitted with a roller blind, to the rear elevation.

## **En-suite WC 1.05m x 1.44m**

The en-suite benefits from a pedestal basin, a WC and a central heating radiator. Vinyl has been laid to the floor, there is a pendant light fitting and an opaque window to the side elevation.

## **Inner Hall**

The inner hall is l-shaped and benefits from a central heating radiator. There are two pendant light fittings and a smoke alarm. A hatch gives access to the loft void and a carpet has been laid to the floor. A cupboard provides storage and houses the central heating cylinder. Doors give access to the lounge, kitchen, three bedrooms and family bathroom.

## **Bathroom 1.85m x 3.75m**

This beautiful room is spacious and benefits from a recessed shower, a bath, WC and the basin is built into a white high glass vanity unit. There is a circular illuminated mirror as well as a shaving point. Vinyl has been laid to the floor. This room also benefits from a central heating radiator, a flush light fitting and a wall mounted cupboard. An opaque window faces the side elevation.

## **Master Bedroom 3.83m x 2.90m**

Located to the front of this wonderful home, this bedroom is of good proportions. The walls have been painted grey and a carpet has been laid to the floor. Built in wardrobes provide storage and there is also a central heating radiator, an arial point and double sockets. A window, which has been fitted with a roller blind, faces the front elevation and a door gives access into the en-suite WC.

## **Lounge 3.97m x 4.81m**

The stylish lounge has a large front window with wooden blinds, to the front elevation. There is a grey carpet laid to the floor, an arial point, smoke alarm, pendant light fitting and double sockets throughout. The walls have been painted grey making this a bright and welcoming reception room.

# Property Dimensions

## **Kitchen 4.65m x 3.22m**

This stunning room benefits from high gloss base and wall units with laminate worktops as well as a pantry cupboard. There is a single oven and an induction hob with an extractor fan above. Also, there is an integral dishwasher and fridge-freezer as well as space for a washing machine. Vinyl has been laid to the floor and a window faces the rear elevation. This room benefits from a central heating radiator, a smoke alarm, chrome light fittings and double sockets throughout. Plenty of space can be found within the kitchen for a table and chairs. A UPVC door leads out to the back garden.

## **Garden Grounds**

Both the front and back gardens are laid to lawn. The rear garden benefits from wooden fencing as well as a block-built wall. A tarmac drive gives an area for off-road parking.



## 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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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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- 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.
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- 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.