



Thistle Park, Wick

Offers Over £82,000



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3 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this well presented three bed roomed family home located in a quiet residential area of Wick. In good decorative order throughout, this lovely home is just ready to move into. On the ground floor is a bright hallway which gives access to the generous lounge and kitchen. The lounge is of good proportions with a feature fireplace and an attractive enclosed fire. The kitchen has pine base and wall units with laminate worktops, with ample space for a table and chairs. Upstairs are three good sized double bedrooms and a stylish bathroom which has a bath with a shower above.

This is a beautiful home which is in walk in condition with an attractive garden which is mainly laid to lawn to the front with flower borders and a low maintenance garden to the rear.

The rear garden also benefits from two storage sheds and stone chippings. Parking can be found on street to the front of the 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.



Extra Information

Services

School Catchment Area is - Newton Park Primary, Wick High

EPC

EPC - D

Council Tax

Band -

Tenure

Freehold

Viewing

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

Extras

What3Words: ///hooks.bike.stub

Key Features

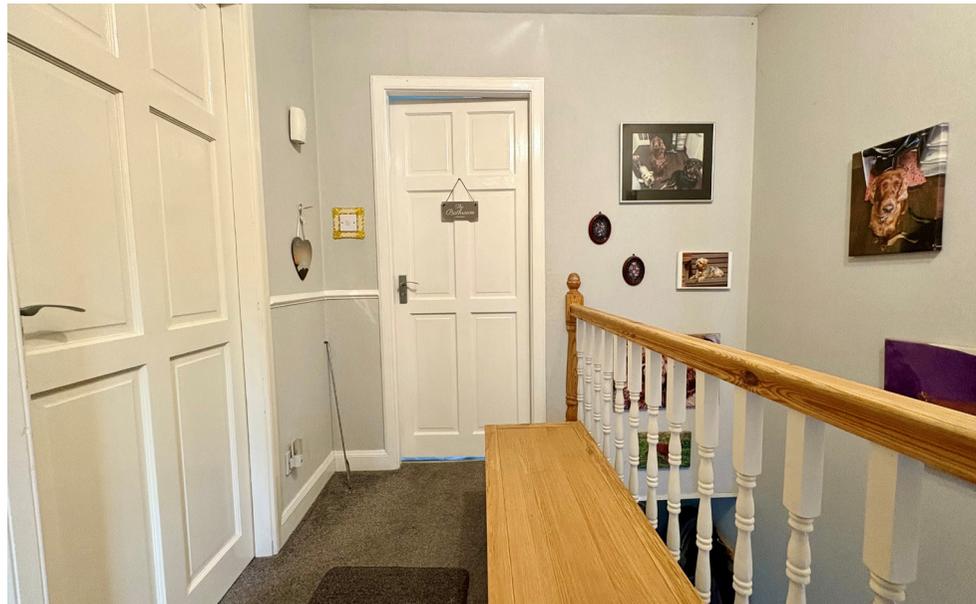
- **Three Bedrooms**
- **Tastefully Decorated**
- **Front & Back Gardens**
- **Conveniently Situated**



Property Photos



Property Photos



Property

Dimensions

A carpeted stairwell gives access to the first-floor landing. There is a hatch to the loft void. There is a triple light fitting as well as a smoke alarm. Doors lead to the bathroom and three bedrooms.

Bedroom One 3.25m x 3.47m

This stylish room boasts a feature papered wall and a beige fitted carpet. There is a central heating radiator, a pendant light fitting and ample power points throughout. A window faces the rear elevation.

Bedroom Three 2.35m x 2.30m

Located to the front of this lovely home, this room benefits from a fitted carpet and central heating radiator. The walls have been papered and there are double sockets and a pendant light fitting. A window, fitted with a roller blind, faces the front elevation.

Rear Hall 1.06m x 1.06m

This area of the home has been wallpapered and benefits from oak laminate flooring. There is a triple light fitting and a UPVC door leads to the outside.

Bathroom 1.80m x 2.29m

This beautiful room benefits from a bath with shower above as well as a white WC and pedestal basin. The walls have been partially tiled and it also benefits from a flush glass light fitting as well as a central heating radiator. An opaque window faces the rear elevation.

Bedroom Two 3.57m x 3.20m

This bedroom is of good proportions. There is a feature papered wall and a grey fitted carpet. This room benefits from coving, a pendant light fitting, double sockets and a central heating radiator. A window, which has been fitted with a blind, faces the rear elevation.

Inner Hall 7.41m x 1.78m

The inner hall is well presented with oak laminate laid to the floor and benefits from an understairs storage cupboard. There is a central heating radiator, chrome triple light fitting, a phone point and double sockets throughout. White painted doors lead to the lounge, kitchen and rear hall.

Lounge 3.77m x 3.98m

This beautiful room is well-presented. The walls have been papered and oak laminate has been laid to the floor. There is a central heating radiator and an industrial light fitting. A window, which has been fitted with blinds, faces the front elevation.

Property

Dimensions

Rear Garden

This garden is of low maintenance with a patio and stone chippings. There are two wooden sheds as well as a stainless-steel shed which provides extra storage.

Front Garden

The front garden has been landscaped with flower borders and is mainly laid to the lawn.

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.



Property **Layout**

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.