



Breadalbane, Wick

Offers Over £80,000



01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

4 BEDS | 2 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to present this substantial four-bedroom townhouse, offering generous accommodation over three levels and retaining a wealth of original features throughout. The ground floor comprises a vestibule leading into a welcoming entrance hall with staircase access to the upper floors.

Two spacious reception rooms sit to the front elevation, both benefiting from large windows and feature fireplaces, with the lounge further enhanced by a recessed alcove with storage below. The kitchen is fitted with wood base and wall units, complementary worktops and tiled splashbacks, with access to a shower room, utility room and useful storage. A convenient WC completes the ground floor accommodation.

On the first floor, a bright landing leads to two well-proportioned double bedrooms, both enjoying front-facing windows and original fireplaces, along with a family bathroom fitted with WC, basin and towel radiator. A further staircase rises to the second floor where two additional bedrooms are located, including a charming room with coombed ceiling and exposed flooring. An office/box room, which houses the central heating boiler, provides ideal space for home working or additional storage.

Externally, the good-sized front garden is enclosed by a stone wall with wrought iron fencing, with a Caithness flagstone path leading to the front door. A driveway gives access to the rear garden, where there are a number of timber and brick-built storage sheds. A particularly charming feature is the original Caithness stone arch, which, once the garden is thoughtfully restored, will create an attractive focal point within the grounds.

Although the property requires renovation, it offers an excellent opportunity for restoration, enabling a purchaser to upgrade the accommodation while retaining and enhancing the many fine original features that give this character home its distinctive appeal.

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 School

EPC

EPC - F

Council Tax

Band - D

Tenure

Freehold

Viewing

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

Extras

What3Words: ///prayers.before.technical

Key Features

- **Four Bedroom**
- **Shower Room**
- **Bathroom**
- **Semi-Detached**
- **Original Features**



Property Photos



Property Photos



Property Photos



Property

Dimensions

Vestibule 2.30m x 1.00m

Accessed via a wooden door with exposed wood floor, the vestibule has a pendant light fitting, wooden cladding to half height and a storage cupboard. The fuse box is housed within this room.

Lounge 5.10m x 3.60m

This room benefits from two large windows to the front elevation, wood effect vinyl has been laid to the floor and a central heating radiator. There is a feature papered wall, coving, a fireplace with tiled surround and a pendant light fitting. The lounge also benefits from a shelved, recessed alcove with storage below.

WC 1.60m x 0.90m

The WC benefits from a window to the rear elevation, painted walls and an exposed wooden floor.

Shower Room 1.50m x 1.20m

The shower room has concrete floor, a shower cubicle with a mains operated shower, a window faces to the side elevation.

Entrance hall 2.30m x 1.90m

Carpet has been laid to the hall floor. There is feature coving, a dado rail and papered walls also a pendant light fitting and central heating radiator. A staircase leads to the first floor and doors give access to the reception rooms, kitchen and WC.

Dining Room 5.10m x 3.70m

Carpet has been laid to the floor and two windows face the front elevation. The room benefits from a featured papered wall, pendant light fitting and a fire with tiled surround. There is also feature coving, a dado rail and a storage cupboard.

Kitchen 4.10m x 3.60m

The kitchen is fitted with wood base and wall units with a laminate worktop. There is a tiled splashback and fluorescent lighting. A window faces the side elevation and ceramic tiles are laid to the floor. Space can be found for a washing machine and tumble dryer. Doors lead to the shower room, utility room and a storage cupboard.

Utility Room 3.80m x 1.70m

This room has exposed floor boards and partially papered walls. There is a feature window to the side elevation and a stainless-steel sink with drainer. There are ample power points and space can be found for a washing machine. The utility room benefits from two shelved storage cupboards and fluorescent lighting.

Property

Dimensions

Staircase to first floor landing 2.30m x 0.90m

A carpeted staircase with a curve leads up to the first floor. On the mid landing there is a large window to the rear elevation there is also a pendant light fitting and a dado rail.

Bathroom 2.20m x 1.80m

The bathroom has a window to the front elevation, a WC, a handbasin with mirror and storage above. There is a central heating towel rail, vinyl laid to the floor and the walls are painted with a dado rail to half height.

Staircase to second floor and landing 2.30m x 0.8m

A curved carpeted staircase with a pendant light fitting above, leads up to the second-floor landing.

Office/Box Room 2.30m x 1.30m

The floor has been laid to carpet and the walls have been painted white; there is a window to the front elevation and a pendant light fitting. Coat hooks have been fitted to two walls and there is storage space under the window. This room houses the central heating boiler.

Bedroom One 5.10m x 3.70m

Bedroom one is wallpapered to $\frac{3}{4}$ height, carpet has been laid to the floor, there is a central heating radiator, a pendant light fitting and an original fireplace with surround. The room benefits from a storage cupboard and dual aspect windows.

Bedroom two 5.50m x 3.70m

Vinyl has been laid to the floor in this room and the walls have been painted with a dado rail to $\frac{3}{4}$ height. There are two windows to the front elevation, there is also a storage cupboard.

Bedroom Three 5.50m x 3.70m

This room has a coombed ceiling and exposed wooden flooring. The walls have been painted and there is a window to the front elevation. There is a fireplace with surround and an alcove which provides storage.

Bedroom Four 3.60m x 3.50m

With exposed wooden flooring and papered walls this room also has recessed storage and dual aspect windows to the front and rear elevation. There is a fireplace with surround and a flush light fitting.

Property Dimensions

Front garden

The good-sized front garden is enclosed by a stone wall with wrought iron fencing; there is a Caithness flag path which leads to the front door.

Rear Garden

A drive leads to the rear garden where there is numerous wood and brick built storage sheds, a nice feature within the rear garden is the old Caithness stone arch which will make an attractive feature after the garden renovation.

Extra Information

There is a shower cubicle in one of the first floor bedrooms which could be put into use, also there is a stairway off the kitchen which leads to a potential fifth bedroom, this stairway is inaccessible at present as there are a few broken steps.

Text Here

Text Here

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.