



# Owen place, Wick

Offers Over £75,000



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

## Property Information

Yvonne Fitzgerald is delighted to present this attractive mid-terrace two / three-bedroom home, offering comfortable accommodation over two levels with enclosed, low-maintenance garden.

The property is entered via a welcoming hallway with useful storage and staircase to the first floor. The bright and spacious lounge enjoys dual-aspect windows and features an electric fire with wooden surround. The kitchen is fitted with grey base and wall units, complementary worktops and tiled splashbacks, with a window overlooking the rear garden and direct access outside.

Upstairs, there are three bedrooms, including a generous master bedroom with built-in storage. One of the rooms offers flexibility as a bedroom or home office and provides access to a further bedroom. A well-presented shower room completes the upper floor.

Externally, the front garden is fully paved and enclosed for ease of maintenance, while the spacious rear garden combines paving and artificial lawn to create an attractive, low-maintenance outdoor space. A timber shed provides additional storage, and the oil tank is situated within the garden grounds.

This well-proportioned home offers versatile living space, making it an excellent choice for first-time buyers, small families or those seeking a property with flexible accommodation.



# Extra Information

## Services

School Catchment Area is - Noss Primary, Wick High

## EPC

EPC - D

## Council Tax

Band - A

## Tenure

Freehold

## Viewing

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

## Extras

What3Words: ///emulated.render.stubborn

# Key Features

- **Two/Three Bedroom**
- **Good Decorative Order**
- **Low Maintenance Front & rear gardens**



# Property Photos



# Property Photos



# Property Dimensions

## Hallway 2.50m x 1.30m

The hallway is accessed via a half-glazed wooden door with a half-glazed panel to the side. The flooring has been laid with light grey wood-effect vinyl, and the walls have been papered. Above there is a flush light fitting, a smoke alarm and a heat detector. There is also a storage cupboard that houses the electrics and has storage and hanging space; it measures 1.40m x 0.80m. There is also a central heating radiator to the wall. Doors lead to the lounge and kitchen. A staircase leads to the first-floor landing.

## Kitchen 3.10m x 3.50m

The kitchen benefits from grey base and wall units with laminate worktops and a tiled splashback. There is a stainless-steel sink with a drainer and space for an oven and fridge. A window faces the rear elevation that looks over the enclosed rear garden. Above there is a three-light fixture, a smoke alarm and a heat detector. There is a half-glazed wooden door that gives access to the rear garden.

## Bedroom One 3.90m x 3.00 (Longest and Widest)

This bedroom has been well-presented; it has a window to the front elevation that lets in a lot of natural daylight. The walls have been painted, and dark grey carpet has been laid to the floor. Above there is a three-light fixture and coving, and there is also a central heating radiator to the wall. This room also benefits from a storage cupboard that houses the hot water cylinder, which also has storage space above.

## Bedroom Two / Office 2.50m x 2.30m

This useful room has a featured papered wall, with the rest painted. The flooring has been laid with dark grey carpet. There is a window that faces the rear elevation. Above, a pendant light fitting can be found. A door leads to a further bedroom.

## Lounge 4.70m x 3.70m

This spacious lounge has dual-aspect windows that face the front and rear elevations that let in a lot of natural daylight. The walls have been painted, and there is a feature tartan-papered wall. The flooring has been laid to be carpet. This room also benefits from coving, a light fitting, smoke alarm and heat detector can be found. The lounge also has an electric fire with a wood surround and mantelpiece. There are two central heating radiators, ample power points and a BT point.

## Stairs to first-floor landing 2.00 x 1.60m (Longest & Widest)

A straight carpeted staircase leads to the first-floor landing. The walls have been papered, and dark grey carpet has been laid to the floor. Above there is a three-light fixture, a smoke alarm and a hatch to the attic space. Doors lead to the bedrooms and bathroom.

## Shower Room 2.40m x 1.50m

This shower room benefits from a wc, a hand basin that has been built into a unit with storage cupboards below and a fitted mirror above. There is a shower cubicle with an electric aqua shower. The walls have been tiled, and the flooring has been laid to light grey wood-effect vinyl flooring. Above there is a three-light fixture, and there is also a central heating radiator to the wall. An opaque window faces the rear elevation.

## Bedroom Three 2.30m x 2.40m

This bedroom is positioned at the front elevation and benefits from painted walls with a feature papered wall. The flooring has been laid to dark-grey carpet. Above, a light fitting can be found. There is also a useful storage cupboard that has hanging and storage space. There is a central heating radiator to the wall, and there is also a window that faces to the front elevation.

# Property

## Dimensions

### Garden

There is an enclosed garden to the front which is fully laid to paving. There is a lovely spacious enclosed garden to the rear which is laid to partial artificial grass and the remainder being laid to paving, making it a very pretty but low-maintenance space. The oil tank sits in the garden, and there is also a timber shed.

## 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

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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