



Kinnaird Street, Wick

Offers Over £88,000



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2/3 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to present this lovely mid-terrace home, offering bright and well-presented accommodation over two levels with enclosed garden grounds.

The property is entered via a welcoming hallway with useful understairs storage and staircase to the first floor. The spacious lounge enjoys a large window to the front elevation, allowing excellent natural light to flood the room. The well-appointed kitchen is fitted with wooden wall and base units, complementary work-tops and integrated cooker, with ample space for additional white goods. A rear porch provides access to the rear garden and also houses the combi gas boiler, installed in 2022.

Upstairs, the landing leads to two well-proportioned bedrooms, both benefiting from built-in storage, along with a further versatile room which could be used as a home office or additional smaller bedroom. The stylish modern bathroom benefits from a newly installed shower over bath with modern glass screen. Externally, the front garden is enclosed and mainly laid to lawn with a pathway leading to the entrance. The spacious rear garden has been designed for ease of maintenance with a tiled area, and also benefits from a timber shed and rear gate access to a public walkway.

This attractive property offers comfortable living in a well-maintained setting and presents an excellent opportunity for a first-time buyer.

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 - Newton Primary School / Wick High School

EPC

EPC - C

Council Tax

Band - A

Tenure

Freehold

Viewing

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

Extras

What3Words: ///replaces.ramps.perfume

Key Features

- **NEW COMBI GAS BOILER INSTALLED 2022**
- **FIRST TIME BUYER OPPURTUNITY**
- **ENCLOSED GARDENS**
- **MODERN BATHROOM**
- **POTENTIAL FOR THREE BEDROOMS**



Property Photos



Property Photos



Property Photos



Property

Dimensions

Hallway 3.90m x 1.90m (Longest & Widest)

This bright and welcoming hallway is accessed via a half-glazed timber door with a half-glazed panel to the side. The flooring has been laid to wood-effect vinyl, and the walls have been painted a light blue. Above a pendant light fitting, smoke detector and coving can be found. There is also a useful understairs storage cupboard. This room also benefits from a central heating radiator on the wall, covered by a modern radiator cover. Doors lead to the lounge and kitchen. A carpeted staircase leads to the first-floor landing.

Kitchen 3.10m x 3.40m

The kitchen has wooden wall and base units with complementary laminate worktops and a white tile splashback. There is a feature papered wall, and the flooring has been laid to wood-effect vinyl. The kitchen benefits from a stainless-steel sink with a drainer and mixer tap, and below there is space for a washing machine, tumble dryer and dishwasher. There is a four-ring gas hob with an integral oven and integrated cooker hood above, as well as space for a standing fridge/freezer. Above there is a four-piece light fitting and smoke detector, and a large window faces the rear elevation.

Stairs to first floor landing 3.60m x 1.90 (Longest & Widest)

A carpeted staircase leads to the first-floor landing. The walls have been papered, and the flooring has been laid to carpet. Above a four-piece light fitting, smoke detector and hatch to the attic space can be found. Doors lead to both bedrooms, bathroom, office and a storage cupboard.

Bathroom 1.80m x 1.69m

This stunning bathroom benefits from a w.c. and standalone pedestal sink. There is a newly installed shower over bath with a wet wall and modern glass screen. The flooring has been laid with mosaic vinyl, and the walls have been tiled to $\frac{3}{4}$ height, and the remainder has been painted. There is an opaque window that faces the rear elevation. Above a light fitting and coving can be found.

Lounge 3.90m x 3.60m

This bright and spacious lounge benefits from papered walls and a feature papered wall with wall lights. There are two central heating radiators to the walls, and the flooring has been laid to carpet. There is a window to the front elevation that lets in a lot of natural daylight, and above, a light fitting and smoke detector can be found. This room has ample power points as well as an internet point.

Rear Porch 1.90m x 1.10m

The porch benefits from painted walls, and the flooring has been laid to wood-effect vinyl. This room also houses the combi gas boiler, which was installed in 2022. There are also handy coat hooks for hanging space. A half-glazed white timber door with a half-glazed panel to the side gives access into the rear garden. Above a light fitting can also be found.

Master Bedroom 3.50m x 2.80m

This bright and spacious master bedroom benefits from a stunning modern wooden feature panel, painted walls and flooring that has been laid to carpet. There is a built-in storage cupboard with hanging and shelf space, and above a light fitting can be found. A large window faces the rear elevation that allows natural daylight to flood in, and below a central heating radiator can be found.

Bedroom Two 3.50m x 2.30m (Longest & Widest)

This bright L-shaped bedroom benefits from a window that faces the front elevation, with a central heating radiator below. The walls have been painted pink to half height, and the remainder has been painted neutral. The flooring has been laid with modern wood-effect herringbone vinyl. This room also benefits from a built-in storage cupboard with hanging and shelf space. Above, a pendant light fitting can be found.

Property

Dimensions

Office / Bedroom 3.10m x 2.50m (Longest & Widest)

This useful room benefits from two windows that face the front elevation that make it a very bright and welcoming room. The walls have been neutrally painted, and the flooring has been laid to be carpet. There is a central heating radiator on the wall, and ample power points can be found throughout. Above, a pendant light fitting can be found.

Garden Grounds

There is an enclosed garden to the front that has mainly been laid to lawn with a path that leads to the front door. There is a lovely spacious enclosed garden to the rear which has been laid mainly to low maintenance tiles. There is a timber storage shed and there is also a rear wooden gate that allows access to a public walkway.

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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- 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.