



# Miller Avenue, Wick

Offers Over £310,000



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6 BEDS | 3 BATH | 2 RECEPTION

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this stunning character semi-detached home, set in a sought-after area of Wick. This substantial property boasts an abundance of period features, generous accommodation over three levels, and excellent family living space.

The home opens into a bright vestibule leading to an impressive hallway with traditional detailing. The elegant lounge is flooded with natural light from a striking bay window formation and benefits from a beautiful fireplace and ceiling rose. A spacious family room with dual-aspect windows and a gas fire provides a cosy yet versatile second reception room.

The well-appointed kitchen offers ample storage, a Belfast sink, double oven and gas hob, with access to the rear porch, utility room and additional storage.

On the first floor, a bright landing leads to three well-proportioned bedrooms, including a spacious master with dual windows and a feature fireplace. A large family bathroom with a freestanding bath and a separate shower room add further convenience.

The second floor offers three further bedrooms, ideal for larger families or flexible use such as home working. Externally, the property benefits from a shared gravel driveway, a well-maintained front garden, a stone-built garage, and an enclosed rear garden laid mainly to lawn.

This impressive home combines character, space and practicality, making it an ideal purchase for a growing family.

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 - Noss Primary School / Wick High School

## EPC

EPC - D

## Council Tax

Band - E

## Tenure

Freehold

## Viewing

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

## Extras

What3Words: ///hotel.breaches.poster

# Key Features

- **Stunning character semi-detached home in a sought-after area**
- **Six bedrooms over three spacious levels**
- **Elegant lounge with bay windows and period features**



# Property Photos



# Property Photos



# Property Photos



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# Property Photos



# Property Photos



# Property

## Dimensions

### **Vestibule 1.90m x 1.60m**

Accessed via a UPVC door with a glazed upper panel, this bright and welcoming vestibule features papered walls to three-quarter height with a dado rail, traditional coving and vinyl flooring. The electric meter is also located within this space. A pendant light fitting can also be found above, and a traditional wooden door leads through to the hallway.

### **Lounge 5.50m x 5.30m**

This large and bright lounge benefits from three large bay windows to the front elevation that let in a staggering amount of natural daylight that makes this a very bright space. The walls have been painted green to  $\frac{3}{4}$  height, separated by a dado rail; the remaining has been neutrally painted, and the flooring has been laid to carpet. Above traditional coving as well as a stunning ceiling rose can be found. There is a feature fireplace with a wooden surround and flagstone hearth. This room also benefits from four wall lights, and there are two central heating radiators to the walls.

### **Kitchen 5.36m x 4.13m**

The kitchen benefits from cream wall and base units with complementary wood worktops. There is a double oven with a 7-ring gas hob; and above there is an extractor hood. The kitchen also benefits from a Belfast sink with a mixer tap. There is also space for a free-standing fridge / freezer. The walls have been painted neutrally, and the flooring has been laid to laminate. Above a pendant light fitting, a smoke alarm and ceiling downlighters can be found. There are two windows that face the side elevation; under one of them a storage cupboard can be found.

### **Storage Cupboard / Extension 2.40m x 1.72m**

This useful storage cupboard houses the gas boiler. There is a small window that faces the side elevation. The walls are exposed stone, and there is useful shelf and storage space. There is also a light fitting.

### **Hallway 7.31m x 1.94m (Longest & Widest)**

This spacious and impressive hallway benefits from carpeted flooring, with walls painted green to half height and a neutral finish above. A striking archway and traditional coving add character, complemented by a five-light ceiling fitting. Doors provide access to the lounge and family room, while a carpeted staircase leads to the first-floor landing.

### **Family Room 4.95m x 4.11m**

This large family room benefits from dual-aspect windows facing the side and rear elevations. The walls have been neutrally painted, and the flooring has been laid to be carpet. There is a featured gas fire with a flagstone hearth. Above, stunning traditional cornicing can be found as well as a dado rail. There are also 4 wall lights on the walls as well as a central heating radiator. This room also benefits from a useful alcove storage with shelf space and cupboard space below.

### **Rear Porch 1.68m x 1.29m (Longest & Widest)**

The rear porch has neutrally painted walls, and the flooring has been laid to vinyl. There is a UPVC door that gives access to the rear garden. Doors lead to a storage cupboard and utility room.

### **Utility Room 3.88m x 2.51m**

This large utility room benefits from two large industrial sinks, a WC and a washing machine as well as space for additional white goods. Above there is a useful storage shelf. There is a large window that faces the rear elevation with a central heating radiator below. The walls have been painted neutrally, and the flooring has been laid to vinyl.

# Property

## Dimensions

### **Stairs to 1st floor landing 4.24m x 2.99 (Longest & Widest)**

A carpeted staircase with a turn leads to the first-floor landing. The walls have been painted green to half-height, and the remainder has been painted neutrally. Above there is a feature glass skylight that lets in a lot of natural light. There are also two pendant light fittings and two smoke alarms. Doors lead to three bedrooms, and a bathroom and a shower room can be found off the mid-landing.

### **Shower Room 2.93m x 1.74m**

This useful shower room benefits from a w.c. a shower cubicle with mains shower and a pedestal sink with mixer tap. The flooring has been laid to wood-effect vinyl and the walls have been boarded to half-height; the remaining walls have been painted. There is an opaque window that faces to the side elevation and underneath is a handy storage cupboard. There is also a central heating radiator to the wall.

### **Bedroom Two 4.24m x 2.53m**

This bedroom has grey-painted walls, and the flooring has been laid with carpet. There is a window that faces the front elevation. A central heating radiator can also be found on a wall. Above there is traditional coving and a pendant light fitting.

### **Stairs to 2nd floor landing 5.21m x 3.21m (Longest & Widest)**

A carpeted staircase leads to the 2nd-floor landing. The walls have been painted neutrally, and carpet has been laid to the floor. Above there is a pendant light fitting and a double velux that lets in a lot of natural daylight. Doors lead to three top-floor bedrooms.

### **Bathroom 4.19m x 3.57m**

This large bathroom benefits from a w.c. and a freestanding bath. The flooring has been laid to wood-effect vinyl, and the walls have been painted neutrally. There is a feature fireplace that has been built into storage. This room also benefits from a large opaque window that faces the side elevation. Above, traditional coving and a pendant light fitting can be found. A central heating radiator can also be found to the wall.

### **Master Bedroom 4.74m x 4.24m**

This large and bright bedroom benefits from two large windows that face the front elevation that let in a lot of natural daylight. The walls have been painted purple, and there is a feature papered wall; the remainder has been painted neutrally. The flooring has been laid to carpet. This room also benefits from a fireplace with a wooden surround, and a central heating radiator can also be found on the wall. Above there is traditional coving and a pendant light fitting.

### **Bedroom Three 4.50m x 4.08m (Longest & Widest)**

This bedroom has grey-painted walls with a feature red-painted wall, and the flooring has been laid with carpet. There is an opaque window that faces the side elevation. Above, traditional coving and a pendant light fitting can be found. There is also a central heating radiator on the wall.

### **Bedroom Four 4.50m x 3.20m**

This bedroom has neutrally painted walls and the flooring has been laid with carpet. Above there is a velux window and a pendant light fitting can also be found. This room also has a feature fireplace with wooden surround. There is also a central heating radiator to the wall.

# Property

## Dimensions

### **Bedroom Five 4.28m x 3.08m**

This bedroom has neutrally painted walls, and the flooring has been laid with carpet. This room has a fireplace with a wooden surround and also benefits from a velux window and wall light. There is also a central heating radiator on the wall.

### **Bedroom Six 6.58m x 4.41m (Longest & Widest)**

This large and bright bedroom benefits from two windows to the front elevation, one of them being a velux window. There is a built-in storage cupboard, and the room also features a fireplace with a wooden surround and a flagstone hearth. The walls have been neutrally painted, and the floor has been laid with carpet. Three wall lights can be found on the walls, as well as a central heating radiator.

### **Garden Grounds**

Externally, the property has a shared driveway which has been laid with gravel. The front garden is accessed via steps and a pathway and has been laid to lawn, featuring mature trees, shrubs and hedging.

To the side of the property, a useful stone-built garage can be found. To the rear of the property, there is a useful paved area used for storing bins. The rear garden is enclosed and is accessed via steps; it has mainly been laid to lawn and has mature hedging and shrubs.

## 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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- Top three selling agent in the Highlands in 2021 and 2022 for number of properties sold.
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