



Kinnair Street, 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-bedroom home, offering comfortable accommodation over two levels with enclosed garden grounds.

The property is entered via a welcoming vestibule leading into a hallway which provides access to a lounge featuring an electric fire and a front-facing window. The well-proportioned kitchen is fitted with wooden wall and base units, complementary worktops and integrated cooking appliances, with further access to the rear garden via a useful rear vestibule.

Upstairs, the landing leads to two double bedrooms, both benefiting from built-in storage, along with a family bathroom fitted with a mains shower enclosure. A box room provides additional flexibility, ideal for use as a home office or study.

Externally, the front garden is easily maintained with mature planting, while the rear garden is laid to paving for low maintenance and includes a garden shed, along with access to a rear walkway.

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 - C

Council Tax

Band - B

Tenure

Freehold

Viewing

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

Extras

What3Words: [///thumb.sized.lasts](#)

Key Features

- **Two Bedroom**
- **Box Room**
- **Front & Rear Garden**
- **Tastefully Decorated**



Property Photos



Property Photos



Property Dimensions

Vestibule 2.40m x 1.80m (L&W)

Text Here Accessed via a UPVC door with glazed panel. This vestibule benefits from papered wall and wooden flooring. There is a pendant light fitting and central heating radiator. This area also has a cupboard that houses the electrics. There is a six-pane door giving access to the hallway.

Lounge 4.00 x 3.60m

The lounge benefits from a wallpapered feature wall and coving. The room has an electric fire with surround. There is a pendant light fitting with a dimmer switch and a central heating radiator. This room is brightened by a window to the front elevation.

Rear Vestibule 1.80m x 1.20m

This area of the home benefits from papered walls, a pendant light fitting and a wooden floor. There is a glazed door that gives access to the rear garden.

Bedroom 1 3.60m x 3.50m

This room has papered walls and carpet to the floor. There is a storage cupboard with hanging and shelf space. The room benefits from coving to the ceiling, a central heating radiator and a pendant light fitting. There is a window to the front elevation.

Hallway 2.90m x 0.90m

The hallway has papered walls and a wooden floor, with wall lights and a central heating radiator along with a smoke alarm. Doors lead to the lounge and kitchen.

Kitchen 3.60m x 3.10m

This room benefits from wooden wall and base units with a laminate worktop and matching splash back. It has a gas hob, built in integral oven and stainless-steel sink with drainer. There is space for a washing machine. The flooring is laid to laminate with a central heating radiator, heat detector and a pendant light fitting. There is a cupboard that houses the boiler and has storage and shelving below. This room benefits from coving to the ceiling and a window to the rear elevation.

Stairwell – Upper Landing 3.60m x 1.90m (L&W)

A carpeted staircase with a handrail leads to the landing where the walls have been papered. There is a flush light fitting, smoke alarm and access to the attic. Doors on the landing lead to a box room, two bedrooms, bathroom and a storage cupboard.

Bedroom 2 3.60m x 2.80m

In this room the walls are papered and the floor is laid to carpet. There is a cupboard with hanging and shelf space. There are ample power points, a pendant light fitting and a central heating radiator to the wall with a window to the rear elevation.

Property Dimensions

Bathroom 1.90m x 1.70m

The bathroom benefits from a hand basin with mirror above, a WC and a mains powered shower with enclosure. This area is wet walled and the remainder of the bathroom is wallpapered. The flooring is a wood effect laminate. There is a flush light fitting, extractor fan and a central heating radiator. Above the opaque window there are three small storage cupboards.

Front Garden

The front garden benefits from mature bushes and is easily maintained.

Box room 1.90m x 1.70m

This useful room has wallpapered walls, a carpet to the floor and a pendant light fitting. There is a central heating radiator and a window to the front elevation.

Rear Garden

The rear garden is laid to paving and benefits from a shed. There is an access point to the walkway at the rear of the garden

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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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.