

42 Argyle Square
Wick

Offers Over £58,000

Yvonne Fitzgerald PROPERTIES

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1 BEDS | 1 BATH | 1 RECEPTION



Property **Information**

Yvonne Fitzgerald is delighted to bring to the market this well-presented, self-contained ground floor flat, set in a popular area of Wick. The property offers comfortable accommodation comprising a lounge, fitted kitchen, bedroom and a shower room.

The property is entered through a bright vestibule, which provides access to the bedroom and main living area. The lounge is well presented, with grey painted walls, oak laminate flooring and a useful breakfast bar. A deep cupboard provides additional storage, while an opening leads through to the kitchen and shower room.

The newly fitted kitchen features sage green wall and base units, complemented by partially tiled walls and oak laminate flooring. Appliances include a ceramic hob, single oven, under-counter washing machine and fridge, together with a stainless-steel sink and drainer. A rear-facing window allows natural light into the room, while a separate cupboard houses the central heating boiler.

The bedroom is tastefully decorated and benefits from oak vinyl flooring, a built-in cupboard with hanging and shelf space, and a front-facing window. The shower room is fitted with a walk-in shower, pedestal wash hand basin and WC, with tiled walls, built-in storage and an obscure front-facing window.

Externally, the property benefits from access to a communal patio area, providing useful outdoor space.

Extra **Information**

Services

School Catchment Area is
Newton Park Primary / Wick High School

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

Key Features

- **Self-contained ground floor flat**
- **Newly fitted kitchen**
- **Gas central heating**



Property

Photos









Property

Photos





Property
Dimensions

Vestibule 0.99m x 1.73m

Accessed via a partially glazed hardwood door, this bright vestibule has white painted walls and tiled floor as well as a pendant light fitting and a smoke alarm. Two doors lead to bedroom and living area of this home.

Kitchen 1.69m x 2.81m

The functional kitchen has partially tiled walls, oak laminate flooring and a rear elevation window allows plenty of daylight in. The newly fitted kitchen has sage green base and wall units and is equipped with a ceramic hob, a single oven, a stainless-steel sink with a drainer as well an undercounter washing machine and a fridge. There is also an extractor fan, a flush light fitting and a cupboard housing the central heating boiler.

Bedroom 3.47m x 2.54m

This tastefully decorated bedroom has painted walls and oak vinyl has been laid to the floor. There is a built-in cupboard with hanging and shelf space, a central heating radiator, a glass &chrome light fitting to the ceiling as well as a front elevation facing window and a few double sockets.

Lounge 3.91m x 3.30m

This well-presented lounge benefits from grey painted walls, oak laminate flooring and a handy breakfast bar as well as a deep cupboard offering storage space. There is central heating radiator, a flush light fitting, a smoke alarm and numerous double sockets. An opening provides access to the kitchen and bathroom.

Shower Room 3.30m x 1.31m

This room has been tiled and has a walk-in shower, a pedestal basin and a WC as well as built-in storage and a central heating radiator. There is also a wall-mounted mirror with a shaver point nearby, an extractor fan and a flush light fitting. An obscure window faces the front elevation.



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.