



# MACLEOD ROAD, WICK

Offers Over £72,000



01847 890826  
[enquiries@yvonnefitzgeraldproperties.co.uk](mailto:enquiries@yvonnefitzgeraldproperties.co.uk)

**2 BEDS | 1 BATH | 2 RECEPTION**

## Property Information

This terraced property offers a lot of living area as it has an extension added to the rear and also incorporates plenty of storage space. This spacious home is accessed from a vestibule which has a large storage room to the side of it and then leads on into the hallway which has a deep under stair storage cupboard. The kitchen/diner is fully fitted with space for a dining table and chairs. The lounge has sliding patio doors from it which lead into a large sun room extension to the rear. Upstairs onto the spacious landing there are two double bedrooms, both of which are fitted with built-in wardrobes, there is also a storage cupboard on the landing and a lovely family shower room which is fully tiled to the walls and floor. This spacious home provides plenty of living space and lots of storage space as well as having a spacious hallway and landing. There are enclosed gardens to both the front and rear which are low maintenance, the front has a block-built shed and has been decorated with coloured chippings and paving tiles, to the rear there is a paved patio. Viewing is recommended for those looking for spacious accommodation.



# Extra Information

The Council Tax Band is A

The School Catchment Area is Noss Primary School / Wick High School

The Central Heating is electric storage heaters

## Key Features

- TERRACED HOME WITH EXTENSION
- SPACIOUS LIVING AREA
- TWO DOUBLE BEDROOMS
- SUN ROOM EXTENSION
- PLENTY STORAGE SPACE
- LOW MAINTENANCE GARDEN TO FRONT AND REAR
- BLOCK BUILT SHED
- EPC E





# Property Photos





# Property Photos



# Property Dimensions

## **Vestibule 1.37m x 0.91m**

There is a half-glazed UPVC entrance door, the flooring is laid to tiles and a fifteen-pane door leads into a rear hallway which is laid to carpeting and there is a deep understairs storage cupboard which houses the electrics. A fifteen-pane door leads into the Sun Room.

## **Hallway**

The hallway is laid to laminate in the front, a staircase leads to the upper floor and there is an understairs storage cupboard. A fifteen-pane door leads into a rear hallway which is laid to carpeting and there is a deep understair storage cupboard which houses the electrics. A fifteen-pane door leads into the sun room.

## **Lounge 3.70m x 4.06m**

This room has a storage heater to the wall and is laid to carpeting with siding patio doors lead into the sun room. There is a dado rail to the wall.

## **Kitchen/Diner 3.60m x 3.10m**

There are wall and base units with fitted worktops and a one and a half bowl stainless-steel sink with drainer and mixer tap. There is a tiled splashback and there is panelling to the remainder of the walls. There is a free-standing electric cooker with cooker hood above. A picture window faces to the front and the flooring is laid to vinyl. There is a storage heater to the wall.

## **Sun Room 5.53m x 3.35m**

There is a UPVC glazed entrance door leading into the sun room which has a wall of windows facing to the front and also a window to the side. This large room is an extension to the property. There is panelling to all the walls and there are two storage heaters to the walls. A door leads into a hallway and patio doors lead into the Lounge.

## **Stairs to landing**

The stairs are carpeted and fitted with a handrail. The landing has been laid to laminate and there is a storage heater to the wall. A window faces to the rear and there is a cupboard which houses the water tank and is fitted with a shelf. There is a hatch to the attic space.

## **Master Bedroom 3.61m x 3.28m**

This lovely bright room has a window facing to the rear. There is a built-in wardrobe fitted with hanging and shelf. There are wall lights to the wall and the flooring is laid to carpeting.

## **Shower Room 1.89m x 1.77m**

There is a shower enclosure fitted with a Triton electric shower, W.C. and a hand basin which has feature tiling and a fitted shelf. An opaque window faces to the front. The walls and floor have been fully tiled. There is a heated towel rail to the wall and an electric heater to the upper wall.

# Property Dimensions

## **Bedroom 2 3.61m x 3.21m**

This lovely bright room has a window facing to the front. There is a built-in wardrobe fitted with hanging and shelf. The flooring is laid to carpeting and there are wall lights to the wall.

## **Gardens**

There is an enclosed low maintenance garden to the front which has been decorated with coloured stone chippings, paving and tiles, there is also a small stone built shed. To the rear there is a patio area which is laid to stone tiling and is accessed from the sun room.

## WICK

### Property Location

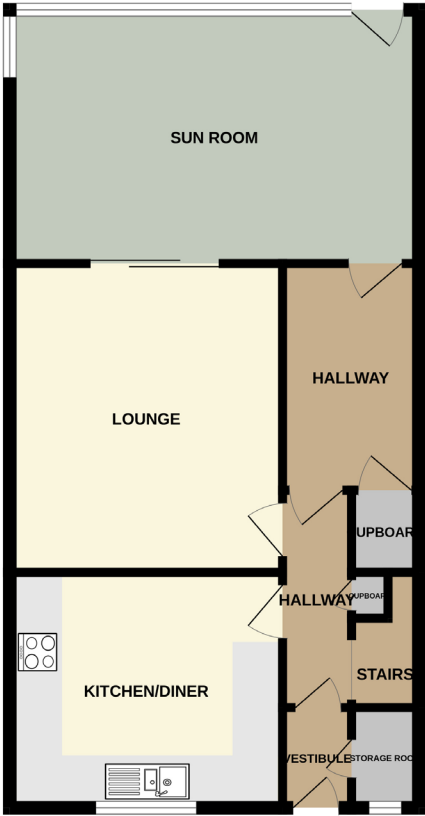
The Royal Burgh of Wick is the most northerly town on the East Coast of Caithness and is on the very popular North Coast 500 (NC500) tourist route. The town offers multiple stores such as Tesco, Boots, Superdrug, Argos and B&M as well as banks and a post office. The house is within easy driving distance of all amenities, including the Hospital and Doctors 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 Aberdeen and Edinburgh 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.  
Made with Metropix ©2024

## Moving home can be a **Life-changing Experience**

Moving home is not complicated but it can be a daunting prospect and we recognise that your home is probably the largest single investment you will ever make.

Buying and selling property is a very people orientated business and good communications are essential for a successful move. In recognising this we have employed an experienced sales team. Our talented team of property specialists are among the most knowledgeable and experienced in estate agency in the Scottish Highlands and are genuinely committed to service with a personal touch. All our staff are excellent communicators and are committed to providing the highest level of care and attention throughout the entire moving process.

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**

- Global exposure of properties through our cutting edge website and major national portals including Rightmove, Prime Location, Zoopla, On The Market, S1 Homes, Nestoria, Trovit and many more.
- Quality colour printed sales particulars with bespoke options and floor plans.
- Comprehensive database of applicants matching quality sellers to buyers
- 360 Virtual Matterport Tour with doll house view, measuring tool and 3d floor plan.
- Top three selling agent in the Highlands in 2021 and 2022 for number of properties sold.
- Largest independent estate agency in the Highlands.
- No upfront fees.
- All calls and emails monitored out of hours.
- We oversee the whole sales process from start to finish.
- Over 25 Years Experience.
- 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, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.