



FRANCIS STREET, WICK

Offers Over £65,000



01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

2 BEDS | 1 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this lovely townhouse which offers accommodation over three floors. Centrally located not far from the town centre, this neutrally decorated property would make an excellent home for a first-time buyer or an investor. On the ground floor there is a fitted kitchen as well as a dining room and a shower room. This area of the home is light and bright and gives access to the communal gardens. On the first floor is a well-presented lounge with an attractive fireplace as well as a double bedroom. Further stairs lead up to the second floor where there is an attic bedroom which is of good proportions and a useful storage cupboard.

This home is located in the Royal Burgh of Wick which 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's, Boots, Superdrug, Argos and B&M as well as 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.



Extra Information

Services

School Catchment Area is Newton Park Primary School/
Wick High School

EPC

EPC G

Council Tax

Band A

Tenure

Freehold

Viewing

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

Extras

What3Words: [///loitering.hometown.available](https://www.what3words.com/loitering.hometown.available)

Key Features

- UPSTAIRS LOUNGE
- TWO BEDROOMS
- CLOSE TO TOWN CENTRE



Property Photos



Property Photos



Property Dimensions

Hallway 1.67m x 2.00m

This area of the home has pine clad walls, vinyl flooring and a Kyros low energy wall mounted heater and benefits from a useful understairs cupboard. There is a pendant light fitting, a smoke alarm and wall mounted coat hooks. A door leads to the kitchen and stairs give access to the first floor.

Dining Room 2.24m x 1.97m

Located to the rear of the home the dining room has solid wooden flooring and a wall mounted cupboard. A large window, with blinds, looking out to the rear garden provides plenty of natural light. The room benefits from a Kyros electric heater and there is a cupboard which houses the hot water tank. There is a chrome light fitting. Doors lead to the shower room and the rear garden.

First Floor Landing 1.91m x 0.83m

A carpeted stairwell leads to the first-floor landing. There is a pendant light fitting and window to the front elevation. Doors lead to the lounge and bedroom.

Bedroom One 2.47m x 2.28m

This lovely room has wallpapered walls and a blue fitted carpet. There is a built-in cupboard, electrical points and a pendant light fitting. A window with curtains faces the rear elevation.

Kitchen 2.39m x 3.05m

This room boasts oak base units with laminate worktops and a tiled splashback. There is a stainless-steel sink with a drainer and a freestanding cooker and fridge. There is Vinyl flooring and the room benefits from a triple light fitting and a window to the side elevation. A door leads to the dining room.

Shower Room 2.06m x 1.97m

This room has wooden panelling to half height of shower enclosure, WC and built in basin. The shower benefits from an electric shower unit. There is a wall mounted light with shaver point above the sink, an extractor fan and a pendant light fitting. It also benefits from dual aspect windows and vinyl flooring.

Lounge 3.24m x 4.42m

This beautiful room has a featured papered wall and as of good proportions. There is an attractive pine fireplace with an insert electric fire which makes a pleasing focal point within the room. It benefits from a fitted carpet, a triple light fitting and a Kyros heater and the ceiling is clad in pine. A window with curtains faces the front elevation. There is also a storage cupboard.

Second Floor Stairs & Landing 0.79m x 1.38m

Stairs lead up to the second floor landing which has a deep storage cupboard, a smoke alarm and wall light. The stairs benefit from a window facing the front elevation which provides plenty of natural light. A door leads into the attic bedroom.

Property

Dimensions

Bedroom Two 3.35m x 4.29m

This attic bedroom has pine clad walls and a velux window which allow natural daylight to flood through. The floor has been carpeted and there is a 3-spot light fitting, ceiling downlighters and double sockets.

Garden

The communal garden is laid to lawn with a drying green, roses and hedging.

WICK

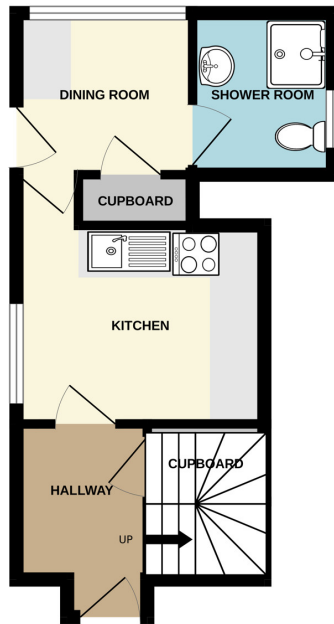
Property Location

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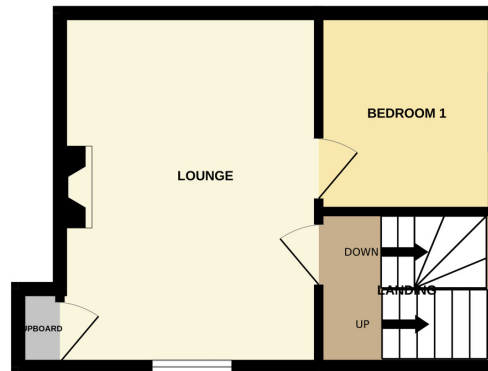


Property Layout

GROUND FLOOR



1ST FLOOR



2ND 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.
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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.

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- All calls and emails monitored out of hours.
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- 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.