



# BROWN PLACE, WICK

Offers Over £130,000



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

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this lovely spacious family home which is situated in the residential area of Brown Place. There is a good sized hallway which leads into a nice sized lounge which has a feature corner wall to the room and also leads into a good sized kitchen which is fully fitted with wall and base units. Leading on from the kitchen is a lobby which gives access out to the courtyard and also into a handy downstairs W.C. as well as a spacious utility room. Upstairs there is a spacious landing which has a storage cupboard and gives access to three bedrooms and a spacious shower room which has a large corner shower installed. Outside to the rear there is a shared courtyard. This is an ideal home for a growing family.





# Extra Information

Council Tax Band C

School Catchment Area Newton Park Primary School / Wick High School

Central Heating is gas

## Key Features

- MID-TERRACED PROPERTY
- SITUATED IN A RESIDENTIAL AREA
- SPACIOUS ACCOMMODATION
- THREE BEDROOMS
- COURTYARD TO REAR
- EPC D



## 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 Photos





# Property Photos



# Property Dimensions

## Hallway

There is a glazed UPVC entrance door into the hallway. There is a radiator to the wall. There is an understairs storage cupboard which also houses the electrics. The flooring is laid to vinyl/ There are stairs to the upper floor and doors leading into the lounge and kitchen.

## Lounge 5.09m x 3.65m

There is a feature wall which has a fireplace with a coal-effect electric fire set on a hearth with wood mantle and surround. There is a recess into the wall for a T.V. A window faces to the front. The flooring is laid to carpet and there are two radiators to the wall.

## Kitchen / Diner 3.51m x 3.18m

This lovely big room is fitted with wall and base units with fitted worktops and tiled splashback. There is a fitted hob and oven with an extractor fan above. There is a stainless-steel sink with drainer and mixer tap. A window faces to the rear. The flooring is laid to vinyl and there is a radiator to the wall. A fifteen-pane door leads into the rear lobby.

## Rear Lobby

A half opaque glazed UPVC door leads out into the courtyard. The flooring is laid to vinyl and there is a radiator to the wall. Door leads onto the utility room and W.C.

## W.C. 2.65m x 0.95m

There is a W.C. and handbasin. An opaque window faces to the side. The flooring is laid to vinyl.

## Utility Room 3.33m x 2.93m

A glazed door leads into this room which is fitted with wall and base units with fitted worktops. There are services below the worktop for a washing machine. There is a window facing to the rear. The flooring is laid to vinyl.

## Stairs to the upper floor

The stairs and landing are laid to carpeting. A window faces to the front. There is a large storage cupboard on the spacious landing and there is a radiator to the wall

## Master Bedroom 4.44m x 1.71m

This large room has built-in wardrobes and a built-in dressing table with fitted mirror. A window faces to the front. There is a radiator to the wall and the flooring is laid to carpet.

# Property

## Dimensions

### **Bedroom 2 3.23m x 2.91m**

This room has a window facing to the side. There is a radiator to the wall and the flooring is laid to new carpeting. The combi-boiler is mounted to the wall.

### **Shower Room 2.63m x 1.91m**

This room has a three-piece suite comprising a large corner shower with shower boarding to the walls, and a mains fitted shower, w.c. and a handbasin. An opaque window faces to the side. The flooring is laid to vinyl and there is both a radiator and a heated ladder towel rail to the wall.

### **Bedroom 3 3.21m x 2.70m**

This room has a window facing to the side. The flooring is laid to new carpeting and there is a radiator to the wall.

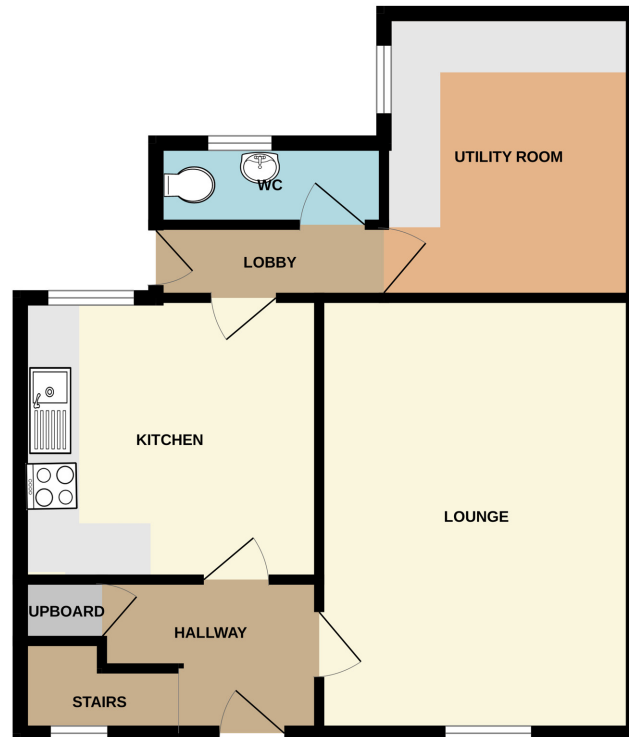
### **Garden**

To the rear there is a shared courtyard with access and beaufoy street for bins



# 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.  
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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







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