



MILL LADE, WICK

Offers Over £170,000



01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

3 BEDS | 2 BATH | 1 RECEPTION

Property Information

This stunning two storey semi detached home is set in a sought-after location and is immaculately presented throughout. Tastefully decorated, this relatively new property benefits from a downstairs bedroom with built in wardrobes as well as a beautiful fitted kitchen which has white base and wall units with integral appliances. There is a stylish downstairs bathroom which benefits from a bath with a shower above. Oak doors have been fitted throughout this lovely home and there is also a superb upstairs lounge which overlooks the generous rear garden and two further double bedrooms. Both bedrooms benefit from built in storage, whilst the master bedroom boasts a lovely en suite shower room. To the front of the home, is a tarmac drive and an area of lawn. The rear garden is fully enclosed with wooden fencing, a rockery, decking area as well as flower borders. This property also benefits from solar panels which heat the hot water and due to still being under warranty, there will be zero maintenance for a further 7 years making this an ideal home for a young family or first time buyers.

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's, Boots, Screwfix, Superdrug, Argos, Pets at Home and B&M, as well as banks and a post office. The house is within easy driving distance of all amenities, including the Caithness General Hospital, Doctors Surgery and Newton Primary & High School. There are many leisure opportunities including a popular golf course, a squash club and a public swimming pool/gymnasium. The town also boasts an airport 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 Primary School / Wick High School

EPC

EPC B

Council Tax

Band C

Tenure

Freehold

Viewing

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

Extras

What3words: ///bulletins.snapped.lifetimes

Key Features

- IMMACULATELY PRESENTED THROUGHOUT
- THREE BEDROOMS
- ENSUITE
- TARMAC DRIVE
- FULLY ENCLOSED REAR GARDEN



Property Photos



Property Photos



Property Dimensions

Front Vestibule 2.03m x 1.89m

Accessed via a UPVC door, with glazed panel the vestibule is well presented with painted walls, stone tiled flooring and a central heating radiator. There is a pendant light fitting and double sockets. An oak glazed door leads to the inner hall.

Lounge 5.13m x 3.12m

The tastefully decorated lounge has oak engineered wood flooring and green painted walls. There are two pendant light fittings, a central heating radiator, a phone point and double sockets. A window with curtains can be found to the rear elevation. This upstairs lounge benefits from attractive views over the rear garden and Mill Lade.

Bathroom 1.79m x 2.28m

This lovely room has grey painted walls and has a bath with shower and glass screen above. There is a white WC, a pedestal sink, an extractor fan as well as ceiling downlighters. This room benefits from black toiletry accessories and has an opaque window with a Raffia blind to the rear elevation. Vinyl has been laid to the floor and there is a central heating radiator.

Bedroom One 4.06m x 3.00m

This well-presented room has a feature painted wall and oak built in wardrobes with hanging and shelf space. A beige carpet has been laid to the floor. There are also double sockets, a pendant light fitting and a central heating radiator.

Inner Hall 4.45m x 2.01m

The hallway is bright with ceiling downlighters and an understairs cupboard which has power. There is also a further cupboard which houses the hot water cylinder. This room benefits from a central heating radiator, a smoke alarm and ample double sockets. Oak doors lead to the kitchen, bedroom and bathroom.

Kitchen/Diner 5.06m x 3.54m

This beautiful room has white base and full height units with a ceramic hob, an integral microwave and a single oven. There is a white sink as well as an integral fridge freeze, washing machine and dishwasher. The kitchen benefits from stone tiled flooring, a central heating radiator and two industrial drop-down light fittings. A window can be found to the rear elevation and double doors lead outside.

Stairs & Landing 3.95m x 2.05m

A straight flight stairwell leads to the first-floor landing. There is an access hatch to the loft void, double sockets and a central heating radiator. Oak doors lead to the lounge and two bedrooms.

Bedroom Two 2.99m x 2.99m

This lovely room is bright with painted walls and a beige fitted carpet. There is a central heating radiator, a pendant light fitting and double sockets. A window with a roller blind can be found to the side elevation. There is also oak built in wardrobes with hanging and shelf space.

Property

Dimensions

Master Bedroom 2.93m x 4.03m

This spacious room is neutral in décor. The walls have been painted white and there is a beige fitted carpet. This room benefits from oak sliding wardrobes with hanging and shelf space, double sockets, a pendant light fitting and a window to the front elevation. A door leads to the ensuite.

Ensuite 0.99m x 2.05m

The shower room is well presented and benefits from a white WC, a pedestal sink as well as a recessed shower enclosure. Vinyl has been laid to the floor, there is a wall mounted mirrored cupboard, an extractor fan and ceiling downlighters. An opaque window can be found to the front elevation.

Garden

The front garden is laid to lawn with off road parking in the tarmac drive for two cars. The rear garden benefits from a raised decking area. There is an area of lawn, a rockery as well as flower borders and a patio area.

WICK

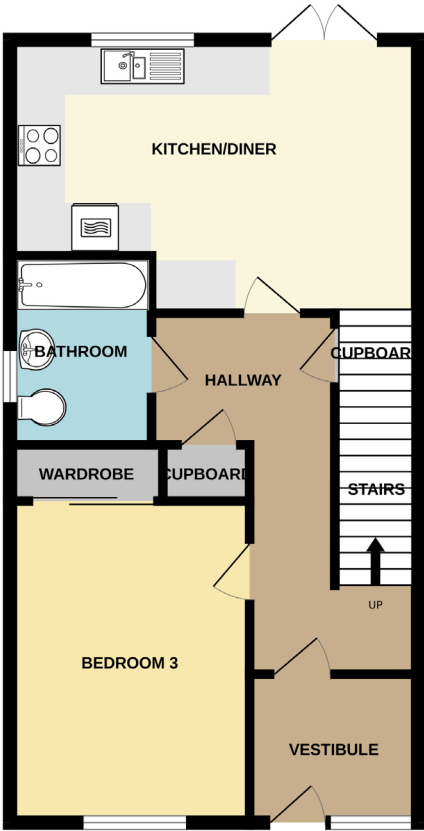
Property Location

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 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, 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.