



THISTLE PARK, WICK

Offers Over £68,000



01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

3 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this three bedroomed family home located in a quiet residential area of Wick. Although in need of some upgrading this spacious family home has a lot of potential. On the ground floor is a bright hallway with wooden panelling with oak vinyl flooring. The lounge is of good proportions with a feature papered wall and an attractive wooden fireplace with an enclosed fire. The kitchen has a varied selection of units with laminate worktops, with ample space for a table and chairs. Upstairs are two double bedrooms, a single bedroom and a well presented bathroom which has a bath with a shower above. This property also benefits from the loft being fully floored and a single garage.

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. 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 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 E

Council Tax

Band E

Tenure

Freehold

Viewing

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

Extras

What3Words: [///decoder.ribcage.processor](https://www.what3words.com/decoder.ribcage.processor)

Key Features

- **LOCATED IN A QUIET RESIDENTIAL AREA**
- **THREE BEDROOMS**
- **SPACIOUS FAMILY HOME**



Property Photos



Property Dimensions

Front Vestibule 1.79m x 1.77m

Accessed via a UPVC door with a side panel, the vestibule is bright with a pendant light fitting and laminate flooring. A pine door leads to the inner hall.

Inner Hall 3.65m x 0.94m

The spacious inner hall has wooden panelling to half height, an understairs storage cupboard as well as a central heating radiator. There is a pendant light fitting. Doors lead to the lounge kitchen and rear hall. Stairs give access to the first floor.

Lounge 4.08m x 3.79m

This beautiful room is cosy and bright with a feature floral wall and oak laminate flooring. A focal point within the room is the attractive wooden fireplace with an enclosed fire. This room benefits from coving, a pendant light fitting as well as a central heating radiator. A window with curtains can be found to the front elevation.

Kitchen 3.79m x 2.99m

The kitchen is of good proportions with various base and wall units and black laminate worktops. There is a stainless-steel sink with a drainer, a hob and cooker. Space can be found for a fridge freezer and table and chairs. A window faces the front elevation, there is a central heating radiator, a pendant light fitting and double sockets. A window to the rear lets plenty of natural daylight flood through.

Rear Hall/Utility 1.79m x 1.48m

This room has wall units and grey laminate flooring as well as services for a washing machine and a sink. There is a pendant light fitting and a hardwood door leads outside.

Stairwell

The stairwell gives access to the first-floor landing where there is an access hatch to the loft void, a pendant light fitting as well as coving. Vinyl has been laid to the floor. Doors give access to three bedrooms and the bathroom.

Bedroom One 3.49m x 3.28m

The lovely master bedroom has both papered and painted walls as well as oak laminate flooring. There is a central heating radiator, a pendant light fitting and coving. There are ample power points and this is an exceptionally bright room.

Bedroom Two 2.82m x 2.31m

This room benefits from coving and has painted walls. There are double sockets, a pendant light fitting and a phone point. The window has been dressed with curtains.

Property Dimensions

Bathroom 2.28m x 1.79m

The beautiful bathroom has been decorated in monochrome tones and has a bath with a shower above, There is a WC, a pedestal sink and vinyl flooring. Wet wall has been fitted throughout and there is also a white towel ladder radiator.

Bedroom Three 3.61m x 2.76m

This bright room has a feature papered wall and a built-in storage cupboard. There is a central heating radiator, a pendant light fitting and double sockets.

WICK

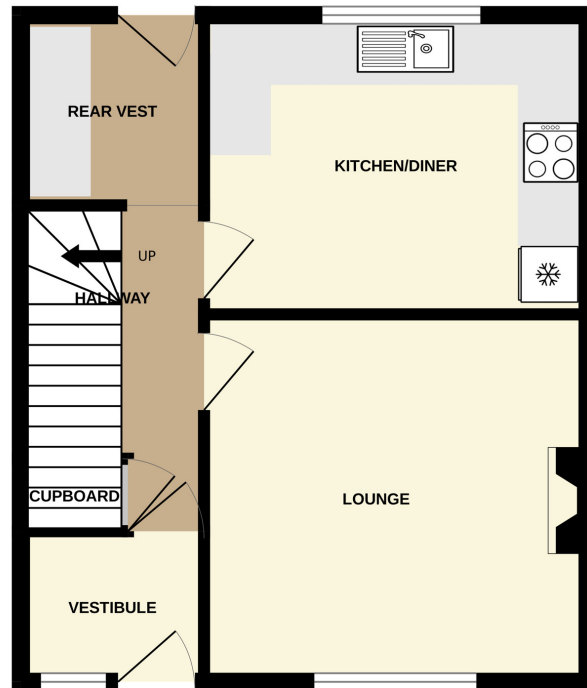
Property Location

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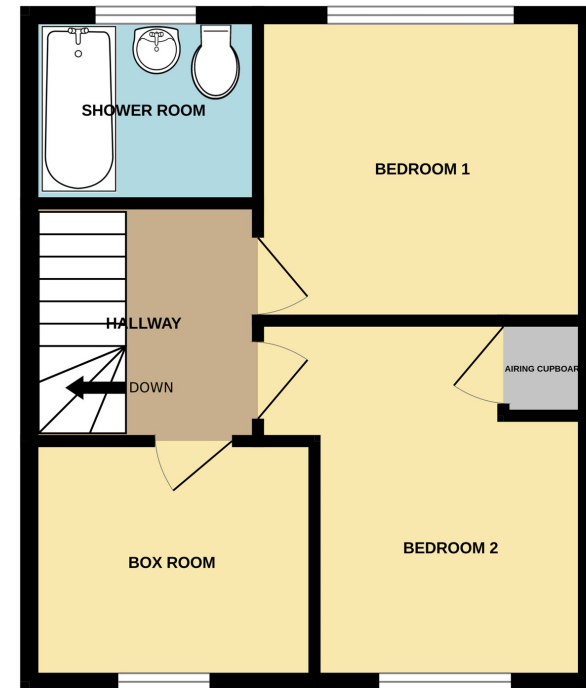


Property Layout

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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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

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- Comprehensive database of applicants matching quality sellers to buyers
- 360 Virtual Matterport Tour with doll house view, measuring tool and 3d floor plan.
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- Largest independent estate agency in the Highlands.
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- All calls and emails monitored out of hours.
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- 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.