



# DEMPSTER STREET, WICK

Offers Over £160,000



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**5 BEDS | 3 BATH | 1 RECEPTION**

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this stunning five-bedroom family home in a popular residential area of Wick. This immaculately presented property has been finished to the highest of standards with a beautiful open plan lounge/kitchen which features a stove and has oak effect vinyl flooring. This room is light and bright with French doors to the rear which give access to the garden. The kitchen features an island and has been designed to maximise storage space with good quality integral appliances. Located off the kitchen is a generous utility room. This room is a fantastic addition to the home and provides excellent storage space. On the first floor the family bathroom has the 'wow' factor and benefits from a p-shaped bath as well as a shower enclosure with built in sanitary ware. There are two well presented bedrooms on this floor which both have built in wardrobes. Stairs give access to the second floor where there is a stylish shower room and three tastefully decorated bedrooms. This property benefits from oil central heating. Externally there is a communal garden which is well maintained as well as a patio seating area. This is a stunning home for a couple or family which is just ready to move in to.

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 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 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 C

## Council Tax

Band C

## Tenure

Freehold

## Viewing

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

## Extras

What3Words: [///spider.mallets.safest](https://www.what3words.com/#!/spider.mallets.safest)

# Key Features

- **IMMACULATELY PRESENTED**
- **FIVE BEDROOMS**
- **OPEN PLAN LOUNGE/KITCHEN**





# Property Photos





# Property Photos



# Property

## Dimensions

### **Vestibule 1.28m x 1.51m**

Accessed via a composite door with glazed panels, the vestibule is bright with ceramic floor tiles. There is a pendant light fitting, a double socket and wall mounted cupboard. A door gives access to the WC.

### **Inner Hall 2.08m x 3.28m**

The inner hall has been tastefully decorated. There is a pendant light fitting, a central heating radiator and ceramic floor tiles. A partially glazed oak door leads to the superb open plan lounge and kitchen.

### **Kitchen 3.05m x 3.51m**

The stunning kitchen has been designed to maximise storage. There are full height as well as base and wall units with grey laminate worktops. There is a ceramic sink, an integral fridge as well as a built-in dishwasher and two Bosch ovens. An island in the middle of the room has a built in Bosch hob as well as cupboard and drawer space. It benefits from a full height radiator, ceiling down lighters and a heat detector. Oak vinyl has been laid to the floor, there are also brick effect wall tiles. A door leads to the utility room and a window enjoys an outlook over the garden.

### **First Floor Landing 1.08m x 5.02m**

A carpeted stairwell leads to the first-floor landing where there is a window with wooden blinds to the front elevation. A cupboard houses the central heating boiler. There are double sockets, a pendant light fitting, a smoke alarm and a central heating radiator. Oak doors give access to two double bedrooms and the beautiful bathroom.

### **WC 1.37m x 1.04m**

This beautiful room has been tiled to half height and has a wall mounted basin and white WC. An opaque window faces the front elevation. Vinyl has been laid to the floor and there is a central heating radiator.

### **Lounge 3.12m x 7.13m**

The lounge is open plan and blends in nicely with the stylish kitchen. The walls have been painted grey and there is also oak vinyl flooring. An oak beam with a gas stove which sits on Caithness flagstone flooring provides a focal point within the room. There is a modern five light fitting as well as a pendant light fitting and central heating radiator. It also benefits from a smoke alarm, tv point and recessed alcove. A window with wooden blinds faces the front elevation and double-glazed French doors to the rear lead out to the patio area of the rear garden.

### **Utility 2.96m x 3.35m**

This spacious and bright room is immaculately presented. There are grey units with laminate worktops as well as a stainless-steel sink with a drainer. Between the units has been tiled. Space can be found for a washing machine and tumble dryer. There are ceiling down lighters and a central heating radiator. A fully glazed UPVC door gives access to the well-presented garden.

### **Bedroom One 3.12m x 3.00m**

This beautiful room has mirrored and glass fitted wardrobes with hanging and shelf space. The walls have been painted grey, there is a central heating radiator, a phone point and double sockets. It also benefits from a pendant light fitting and a window with wooden blinds which faces the front elevation.

# Property Dimensions

## **Bedroom Two 3.00m x 2.85m**

This room is exceptionally bright and benefits from grey fitted carpet. There is a pendant light fitting, double sockets and a generous window with a roller blind which lets plenty of natural daylight flood through. Sliding built in wardrobes also provide excellent storage.

## **Second Floor Landing 0.97m x 2.87m**

Further steps lead up to the second-floor landing. This area of the home is carpeted and also has a phone point and double socket. A hatch gives access to the loft void and there is also a smoke alarm and ceiling down lighters. Oak doors give access to the office/bedroom five, two bedrooms and shower room.

## **Bedroom Three 3.28m x 3.21m**

This beautiful room is neutrally decorated and benefits from a contemporary light fitting. A grey carpet has been laid to the floor, there are double sockets as well as a central heating radiator. A window with blinds faces the front elevation.

## **Bedroom Five/Office 2.74m x 3.71 (L&W)**

This immaculately presented room benefits from a grey fitted carpet and recessed shelving. There is a central heating radiator, a pendant light fitting and double sockets. A window with a roller blind enjoys an outlook over the garden.

## **Bathroom 2.85m x 3.37m**

This stylish room has a P-shaped bath with a chrome shower head attachment. The basin and WC have been built into a white high gloss vanity unit. There is a generous double shower enclosure and vinyl flooring. It is a spacious room which also benefits from a central heating radiator and chrome towel ladder radiator as well as ceiling downlighters. There are also glass wall mounted shelves and an opaque window to the rear elevation.

## **Shower Room 1.48m x 3.74m (L&W)**

This beautiful room has been tiled from floor to ceiling. There is a white WC and the basin has been built into a white vanity unit. There is a recessed shower enclosure, a chrome towel ladder radiator and vinyl flooring. It also benefits from both an opaque and velux window. There is also an extractor fan and ceiling down lighters.

## **Bedroom Four 3.26m x 3.23m**

This double room is well presented and located to the rear of this wonderful home. There is a grey fitted carpet, a pendant light fitting and a central heating radiator as well as ample double sockets. A window with a roller blind faces the rear elevation.

## **Garden**

The shared rear garden has a patio area as well as an area of lawn with a chipped flower border. There is a feature wooden fence, a clothes whirly, an outside water tap and also vehicle access to the side drive.



## WICK

### Property Location

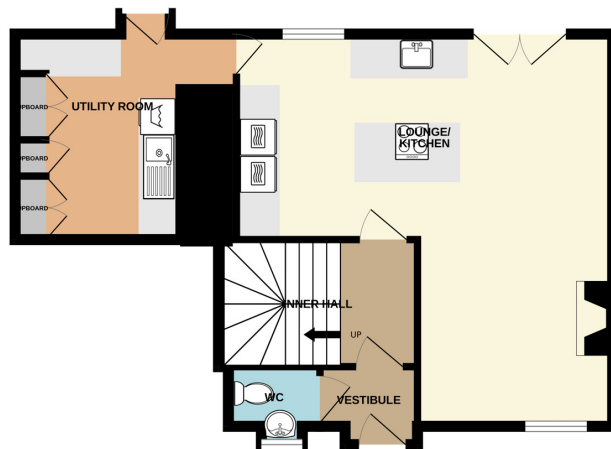
The Royal Burgh of Wick is the most northerly town on the East Coast of Caithness and is on the very popular North Coast 500 (NC500) tourist route. The town offers multiple stores such as Tesco, Boots, Superdrug, Argos, and B&M, as well as banks and a post office. The house is within easy driving distance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

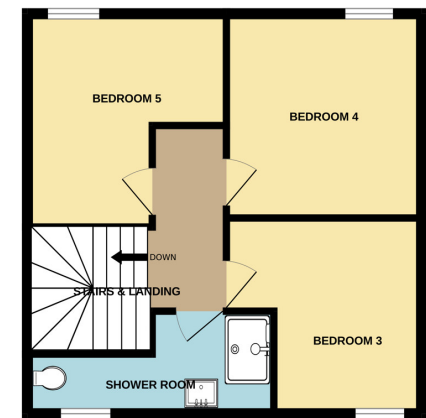
GROUND FLOOR



1ST FLOOR



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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- 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.