



VICTORIA PLACE, WICK

Offers Over £150,000



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4 BEDS | 2 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this superb four-bedroom family home and office/workshop/studio space which is situated in the heart of Wick town centre. This is an excellent opportunity for someone who would like to have a work from home lifestyle or could be turned in to a self-contained apartment for holiday lets, a workshop or annexe for a family member with planning consent. It would not take much to transform it.

The main house accommodation comprises of a newly fitted kitchen and spacious family lounge on the ground floor which are in good decorative condition. Upstairs on the first floor are two generous bedrooms, with the master benefitting from an en suite shower room. There is also a stylish bathroom and two further bedrooms on the second floor. This is a superb home for a large family and it's just ready to move into. The main house benefits from gas central heating and has a large enclosed garden to the rear.

Situated in the centre of Wick, 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, Pets at Home, Argos and B&M. This property is within easy 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 Noss Primary School/Wick High School

EPC

EPC D

Council Tax

Band C

Tenure

Freehold

Viewing

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

Extras

What3Words: ///remembers.bandage.formally

Key Features

- **WELL PRESENTED**
- **FOUR BEDROOMS**
- **OFFICE/WORKSHOP/STUDIO SPACE**
- **LARGE ENCLOSED REAR GARDEN**
- **OIL CENTRAL HEATING**



Property Photos



Property Photos



Property Dimensions

Vestibule 1.78m x 1.05m

Accessed via a partially glazed UPVC door, the vestibule is well presented and benefits from a fitted carpet. There is a pendant light fitting and wall mounted coat hooks. A white partially glazed four panel door leads into the inner hall.

Lounge 4.73m x 3.71m

The beautiful lounge benefits from dual aspect windows with blinds and curtains. There is coving, double sockets and a solid wooden fireplace with an electric fire creates a focal point within the room. It also benefits from a light fitting, an aerial point and ample double sockets.

Stairs and Landing

A carpeted stairwell leads up to the bright first floor landing where there is a window to the front elevation and a central heating radiator. There is a feature arch within the hallway as well as three light fittings and a smoke alarm. Doors lead to the bathroom, the storage cupboard and two double bedrooms.

En Suite Shower Room 2.27m x 0.99m

Vinyl has been laid to the floor. There is a chrome towel ladder radiator, coving and a light fitting. It also benefits from a wall mounted mirror.

Inner Hall 3.23m x 2.49m

The inner hall has painted walls and a fitted carpet. There is coving, a pendant light fitting and a useful understairs storage cupboard. Doors lead to the lounge and kitchen. Stairs give access to the first floor.

Kitchen 5.98m x 4.65m

The beautiful kitchen is spacious and benefits from taupe high gloss base, wall and full height units with laminate worktops. There is a gas hob and an electric oven with a chimney extractor hood above. Space can be found for a washing machine and a dishwasher. There is a stainless-steel sink, a fridge freezer and window to the front elevation. Vinyl has been laid to the floor, there is a central heating radiator and ceiling downlighters.

Bedroom One 3.85m x 3.66m

This en suite bedroom is of good proportions and benefits from built in wardrobes. A carpet has been laid to the floor and there are dual aspect windows with curtains. The walls have been painted grey and there is also a central heating radiator. A door leads in to the en suite shower room.

Bedroom Two 3.99m x 2.53m

This tastefully decorated bedroom boasts sliding fitted wardrobes and a fitted carpet. There is a pendant light fitting, a central heating radiator as well as double sockets. A window also lets plenty of natural daylight flood through.

Property Dimensions

Bathroom 2.41m x 1.85m

The bathroom benefits from a bath with a shower and glass screen above. There is a pedestal sink, a WC, a shaver point and a wall mounted cupboard provides storage for toiletries. Vinyl has been laid to the floor. There is also an opaque window, a central heating radiator and a pendant light fitting.

Bedroom Three 3.69m x 3.77m

Neutral in décor with magnolia painted walls, this room is well presented and benefits from a fitted carpet. Partially coombed, there is a window with curtains, a pendant light fitting and a central heating radiator. Doors give access into the eaves storage area and there are ample double sockets.

Office/Workshop/Studio Space

This area has a lot of potential and could be used to extend the existing house or used as a work shop or a self-contained apartment subject to planning consent. It has been split into three areas which consist of a main room, kitchen and WC.

Kitchen 3.60m x 1.21m

The kitchen consists of cream base and wall units with laminate worktops. Wooden flooring has been laid to the floor. There is also a fridge freezer and a strip light.

Second Floor Stairs & Landing

A carpeted stairwell leads to the second-floor landing where there are built in cupboards as well as wall mounted storage and a window. There is a pendant light fitting and doors give access to two bedrooms.

Bedroom Four 3.68m x 3.59m

This wonderful room has been wallpapered throughout and benefits from oak wooden flooring. Partially coombed, this is a bright bedroom which also benefits from a central heating radiator, a pendant light fitting and ample power points.

Main Area 10.66m x 5.52m

This area has triple aspect windows with blinds. Double doors lead out to the rear garden. This superb room also benefits from solid wooden flooring, magnolia painted walls and power points. There is also a large storage cupboard and panel heaters.

WC 2.15m x 1.21m

The WC has magnolia painted walls and oak vinyl flooring. The basin has been built in to a vanity unit and there is also a white toilet. An opaque window lets daylight flood through and there are also cream toiletry accessories.

WICK

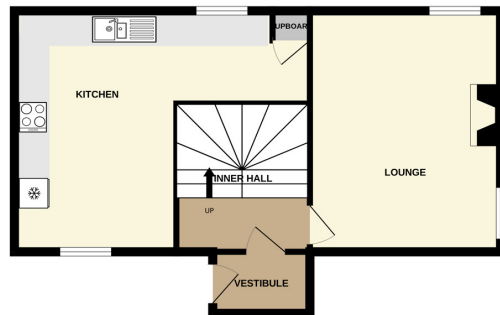
Property Location

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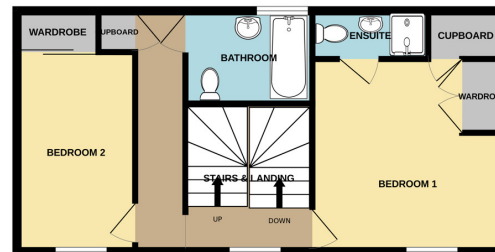


Property Layout

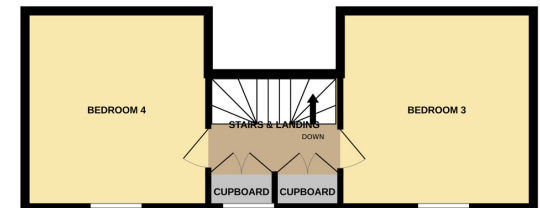
GROUND FLOOR



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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