



# LEITH WALK, WICK

Offers Over £100,000



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

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this immaculately presented semi-detached family home located in a quiet residential area of Wick. This two-storey home offers spacious family living throughout and has a generous family lounge. The fitted kitchen is well presented and benefits from a good selection of beech base and wall units with laminate worktops. There is also space for a washing machine, fridge and a freezer. Also located on the ground floor is the tastefully decorated family bathroom. A carpeted stairwell leads up to three bedrooms, all of which are of good proportions and are tastefully decorated. The bedrooms also benefit from built in storage. Externally the rear garden is fully enclosed and mainly laid to lawn with a patio area, whilst the front lawn is low maintenance and laid to gravel. This property also benefits from a private driveway and has a generous 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's, Boots, Lidl's, Superdrug, Argos, Pets at Home and B&M as well as 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 Noss Primary School/Wick High School

## EPC

EPC D

## Council Tax

Band A

## Tenure

Freehold

## Viewing

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

## Extras

What3Words: [///blocks.octagonal.treatment](https://www.what3words.com/#!/blocks.octagonal.treatment)

## Key Features

- **WELL PRESENTED**
- **THREE BEDROOMS**
- **FULLY ENCLOSED REAR GARDEN**
- **OFF ROAD PARKING**





# Property Photos





# Property Photos



# Property Dimensions

## **Inner Hall 3.47m x 1.96m**

Accessed via a partially glazed UPVC door, the inner hall is well presented. There is a central heating radiator, a pendant light fitting and double sockets as well as a phone point. Oak vinyl has been laid to the floor and a window faces the side elevation. Doors lead to the lounge and bathroom and stairs give access to the first floor.

## **Kitchen 3.73m x 2.09m**

The kitchen is well presented with a good selection of beech wall and base units with laminate worktops. There is an integral hob and single oven as well as a stainless-steel sink with drainer. There is also a central heating radiator, a pendant light fitting and a heat detector. Space can be found for a washing machine, fridge and freezer and grey stone tiles have been laid to the floor. A window faces the rear elevation and an opening leads to the rear hall.

## **Bathroom 2.05m x 1.94m**

The bathroom is well presented and benefits from a p-shaped bath with glass screen and shower above. There is also a pedestal sink with storage cupboard below and a WC as well as vinyl flooring, an extractor fan and a central heating radiator. An opaque window faces the side elevation.

## **Bedroom One 2.36m x 3.04m**

This bright room has a built-in wardrobe with hanging and shelf space. There is a fitted carpet, a central heating radiator and a pendant light fitting. A window can be found to the rear elevation.

## **Lounge 4.85m x 3.70m**

The beautifully decorated lounge is bright and has a window facing the front elevation. A carpet has been laid to the floor, there is coving, a pendant light fitting and a central heating radiator as well as double sockets. A door leads to the kitchen.

## **Rear Hall 1.56m x 1.11m**

The hall has been wall papered and benefits from a storage cupboard. There is a pendant light fitting and a UPVC door leads outside.

## **Top Landing 1.95m x 1.74m and 0.87m x 1.07m**

This area of the home is well presented with a window to the side elevation. There is a pendant light fitting, a smoke alarm, double sockets and a central heating radiator. Doors lead to the three bedrooms.

## **Bedroom Two 4.66m x 2.72m**

This well-presented double room benefits from a shelved storage cupboard. A carpet has been laid to the floor, there is a central heating radiator and a pendant light fitting. A window faces the front elevation.

# Property Dimensions

## **Bedroom Three 4.66m x 2.64m**

This spacious room has a window to the rear elevation and benefits from double sockets, a central heating radiator, a pendant light fitting as well as a storage cupboard. A carpet has been laid to the floor.

## **Garage**

The garage has an electric garage door with built in work benches. There is also power and light

## **Garden**

Externally this property benefits from off-road parking in the private driveway. The front lawn is low maintenance and laid to gravel whilst the back garden is mainly laid to lawn with 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.





## Moving home can be a **Life-changing Experience**

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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**

- 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.