



SINCLAIR TERRACE, WICK

Offers Over £115,000



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2 BEDS | 2 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this well presented, stone built family home which offers flexible and comfortable living over three levels. This wonderful home benefits from a spacious open plan lounge/kitchen which is exceptionally bright. This room benefits from oak flooring throughout and has a white high gloss fitted kitchen with integral appliances. A WC completes the downstairs accommodation. On the first floor are two generous double bedrooms which have both been tastefully decorated as well as the beautiful family bathroom which is neutral in décor. A further staircase leads up to the third floor where there is superb attic room which could be transformed into another bedroom. To the rear of the home is an enclosed private garden which has a stone built shed. This area of the home has an astro turf garden and is fully enclosed.

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, 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 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.



Extra Information

Services

School Catchment Area is Newton Park Primary School / Wick High School

EPC

EPC C

Council Tax

Band B

Tenure

Freehold

Viewing

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

Extras

What3Words:///stand.meatball.twee

Key Features

- **GAS HEATING**
- **CLOSE TO TOWN CENTRE**
- **ATTIC ROOM**
- **OPEN PLAN KITCHEN / LOUNGE**



Property Photos



Property Photos



Property Dimensions

Open Plan Hall/Kitchen & Lounge 5.52m x 5.80m at Longest and Widest

This inner hall is open plan with the bright lounge and beautiful kitchen. This well-presented area of the home has white painted walls, ceiling downlighters and a central heating radiator. An opening lead into the beautiful lounge. This room has two windows to the front elevation and a glazed door to the rear. There is a central heating radiator, oak flooring as well as ceiling downlighters. The beautiful white high gloss fitted kitchen has base and wall units with laminate worktops. There is a stainless-steel chimney hood, a stainless sink with a drainer, as well as a ceramic hob and fridge freezer. Between the unit has been tiled. Doors lead to the WC and first floor. A further fully glazed door gives access to the private garden.

First Floor Landing 1.77m x 2.05m

A straight flight stairwell leads to the first-floor landing where there is a sash and case window with a roller blind, a central heating radiator, pendant light fitting and double socket. Doors lead to the bathroom and two double bedrooms.

Bedroom One 3.3m x 2.99m

This lovely room has a feature mural wall and grey laminate flooring. A sash and case window faces the front elevation; there is a central heating radiator as well as a pendant light fitting and double sockets.

Attic Room 3.65m x 7.06m

This room is very spacious and partially coombed. The walls have been painted white, there are ceiling downlighters as well as a central heating radiator, an aerial point and double sockets.

WC 2.01m x 0.9m

The WC is bright and benefits from a wall mounted basin as well as a toilet. Vinyl has been laid to the floor; there is a ceiling downlighter and an extractor fan.

Bathroom 2.6m x 1.68m

The beautiful bathroom is neutral in décor. There is tiling from floor to ceiling, a chrome towel radiator as well as a bath with a shower above. This room benefits from a wall mounted mirror, a triple pendant light fitting, an extractor fan as well as vinyl flooring.

Bedroom Two 3.07m x 3.63m

Neutral in décor with white painted walls, this spacious room also benefits from a beige fitted carpet. A window with a roller blind faces the front elevation. There are double sockets as well as a pendant light fitting.

Garden Grounds

Externally the garden is enclosed with wooden fencing and has a stone-built storage shed which houses the washing machine as well as the boiler. Steps lead down to a patio area as well as the astro turf lawn. This is a private garden and ideal for those summer BBQ's.

WICK

Property Location

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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.