



# Breadalbane Terrace, Wick

**Offers Over £120,000**



**01847 890826**  
**[enquiries@yvonnefitzgeraldproperties.co.uk](mailto:enquiries@yvonnefitzgeraldproperties.co.uk)**



**3 BEDS | 2 BATH | 1 RECEPTION**

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this superb, traditionally stone built, three-storey house in the popular town of Wick.

This house comprises of three well-proportioned bedrooms, generous-sized living room with dining area and a spacious kitchen. This home is both practical and family-friendly with a W.C on each floor.

The three bedrooms are spread over the two upper floors, one of which has an attached en-Suite. Although in need of some renovation, this property shows huge potential in becoming an outstanding family home.

The generous tiered garden is fully enclosed with lawn and mature shrubs.

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.



# Extra Information

## Services

School Catchment Area is Newton Park Primary, Noss Primary, Wick High

## EPC

EPC E

## Council Tax

Band C

## Tenure

Freehold

## Viewing

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

## Extras

What3Words: [///evaporate.crystals.ushering](https://www.what3words.com/evaporate.crystals.ushering)

# Key Features

- **Three Bedrooms**
- **En-Suite**
- **Dining Area**
- **Generous Mature Garden**
- **Three floors**
- **Gas Central Heating**





# Property Photos





# Property Photos



# Property Dimensions

## **Vestibule 1.91m x 2.41m**

Accessed via a hardwood glazed door, the walls have been wooden lined and oak vinyl has been laid to the floor. A wall cupboard houses the electric consumer unit. This area of the home benefits from a central heating radiator, pendant light fitting and smoke alarm. There is also a recessed storage cupboard. A door leads to the sitting room and stairs access the first floor.

## **Dining Room 2.67m x 2.76m**

This spacious room has a feature wooden wall as well as coving. The dining room is open plan with the lounge and also benefits from a gas fire which sits on a Caithness Flagstone hearth. There is a central heating radiator, double sockets, a pendant light fitting and a door leads into the kitchen.

## **Rear Hall 1.24m x 0.98m**

The rear hall gives access to the beautiful raised garden. There are wall mounted shelves, coat hooks and vinyl flooring. This area of the home benefits from coving and a pendant light fitting. A two panel glazed door leads outside and a further door gives access to a W.C.

## **Stairwell**

A carpeted stairwell leads to the first-floor landing where there is a window to the front elevation and a central heating radiator. This area of the home benefits from a smoke alarm and a pendant light fitting. Doors lead to the bathroom and a bedroom.

## **Sitting Room 4.75m x 3.44**

This well-presented room is open plan with the spacious dining room and benefits from painted walls and a fitted carpet. There is a feature wooden fireplace which has an insert electric fire. The sitting room benefits from coving, wall lights, ceiling downlighters and two central heating radiators. A window faces the front elevation; there is a built-in storage cupboard as well as mounted shelves.

## **Kitchen 4.14m x 2.56m**

The open kitchen is bright and benefits from white base and wall units with laminate worktops. There are wall mounted shelves as well as a stainless-steel sink and drainer. The kitchen boasts a freestanding gas cooker and has space for a fridge-freezer. A washing machine is also included in the sale. There is a central heating radiator, ceiling downlighters and dual aspect windows. Vinyl has been laid to the floor and a door gives access to the rear hall.

## **W.C 1.31m x 1.26m**

This room benefits from a pedestal basin and W.C. Vinyl has been laid to the floor. There are wall mounted shelves, coving, a pendant light fitting and central heating radiator.

## **Bathroom 2.99m x 2.68m**

This spacious room benefits from a W.C, pedestal sink and a cast iron bath. Above the basin is wall shaver light and a medicine cupboard. Vinyl has been laid to the floor, there is a pendant light fitting, coving and a deep shelved linen cupboard. An opaque window faces the rear elevation and there is also a central heating radiator.

# Property Dimensions

## **Bedroom One 4.82m x 3.43m**

This room is spacious and benefits from a fitted carpet. There is coving, a pendant light fitting as well as a central heating radiator. A recessed shelved alcove provides storage and there are ample double sockets. A window faces the front elevation and lets plenty of natural daylight flood through.

## **Bedroom Two 2.97m x 2.78m**

This bedroom features an arch and benefits from a storage cupboard as well as shelving. A carpet has been laid to the floor, there is a pendant light fitting, double sockets and window to the rear elevation. There is also a central heating radiator.

## **En-Suite 1.22m x 2.31m**

This superb room benefits from a recessed shower as well as a W.C and pedestal sink. Vinyl has been laid to the floor there is an extractor fan and a pendant light fitting. There is also a shaver wall light and a wooden shelf.

## **Stairs & Landing 2.0m x 1.62m x 2.20m**

A carpeted stairwell leads up to the second-floor landing. A window faces the front elevation; there is a pendant light fitting and a smoke alarm. Doors lead to two bedrooms.

## **Bedroom Three 3.48m x 3.53m**

This double room is of good proportions and has papered walls as well as a fitted carpet. There is a central heating radiator, double sockets and a superb walk in dressing room which has hanging and shelf space. A window faces the front elevation; there is a pendant light fitting and a door gives access to the en-suite.

## **Tiered Garden**

The beautiful tiered raised garden is well established with hedging, mature trees, fruit-bearing shrubs and many varieties of flowers throughout. There is a patio seating area, a shed at the rear, and side gate access to a shared passageway for storing bins.



## 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.





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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.