



Doocot View, Wick

Offers Over £



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3 BEDS | 2 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this beautiful new build bungalow which offers superb panoramic sea and countryside views in the town of Wick. Located in a much sought after area, this bespoke new build home boasts a spacious lounge with a large picture window to the front elevation which takes in the breath-taking views. The beautiful kitchen family room benefits from patio doors as well as full length windows which let plenty of daylight flood through. An allowance has been made for the kitchen units to allow the new owner to put their stamp on this wonderful home. Located off the kitchen is a stylish utility room which has white base units with laminate worktops. The fabulous bathroom benefits from a large walk-in shower as well as a bath and WC. The basin has been built into a vanity unit. There are three bright double bedrooms, all of which have built in wardrobes. The spacious master bedroom also benefits from an en suite shower room.

With white painted walls throughout, this wonderful home is a blank canvas and ready for the new owner to personalise and create their dream home.

This lovely home occupies a generous plot and is situated in an elevated position. There is an area of lawn to the side and rear, with a large gravel driveway which gives access to this superb home. The property also benefits from ground source heating.

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 - Noss Primary, Wick High

EPC

EPC

Council Tax

Band

Tenure

Freehold

Viewing

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

Extras

What3Words: ///bristle.geese.maybe

Key Features

- **New Build**
- **Three Bedrooms**
- **En Suite**
- **Kitchen Allowance**
- **Generous Plot**



Property Photos



Property Photos



Property Photos



Property Dimensions

Vestibule 2.05m x 1.49m

Accessed via a UPVC glazed door with a glazed panel, the vestibule is spacious with white painted walls and a central heating radiator. There are ceiling down-lighters and a deep oak fitted cupboard. An oak door with a glazed side panel gives access to the L-shaped hall.

Lounge 3.97m x 5.40m

The beautiful lounge has a large picture window to the front elevation with superb sea views. The walls have been painted white; there is a pendant light fitting and a central heating radiator. This spacious room also benefits from an ariel point and double sockets.

Utility 1.94m x 2.88m

The beautiful utility room has white base units with laminate worktops. Space can be found for a washing machine and tumble dryer. There is an access hatch to the loft void in this room, also a pendant light fitting and double sockets. A deep cupboard provides storage and a half-glazed door leads outside.

Bedroom One 3.67m x 2.79m

This room has deep, sliding, glazed doors with hanging and shelf space. The walls have been painted white; there is a central heating radiator also double sockets and an ariel point. The window faces the rear elevation.

Hall 3.27m x 1.49m & 1.19m x 4.87m

The L-shaped hallway is open and bright and benefits from a generous oak storage cupboard. There are ceiling downlighters and a central heating radiator, also a smoke alarm. Oak doors give access to the lounge, kitchen, three bedrooms and the bathroom.

Kitchen 4.25m x 5.40m

The superb kitchen/family room benefits from dual aspect windows. Patio glazed doors lead out to the well-maintained lawns. There is a pendant light fitting, smoke alarm and two central heating radiators. This room is light and benefits from panoramic views from every aspect. A door leads to the utility room.

An allowance of £6000 has been allowed for the kitchen.

Bathroom 3.69m x 2.04m

Immaculately presented throughout, this tastefully designed bathroom benefits from a large walk-in shower, a bath, W.C and basin that has been built into a white vanity unit. The walls have been partially tiled. An opaque window faces the rear elevation. There is an illuminated mirror, ceiling downlighters and a central heating radiator.

Bedroom Two 4.42m x 3.45m

This bright bedroom has white painted walls and benefits from a pendant light fitting, double sockets and an ariel point. A window faces the front elevation; there is a central heating radiator. A built-in wardrobe provides hanging and shelf space.

Property

Dimensions

Bedroom Three 4.30m x 4.00m

This spacious room benefits from a walk-in dressing area which has power as well as white painted walls. There is a pendant light fitting, double sockets and a central heating radiator. A window faces the side elevation of the house and a door gives access to the en-suite shower room.

En-Suite Shower Room

This lovely room has a generous recessed shower as well as an extractor light and ceiling downlighters. There is a central heating radiator and an illuminated mirror. Both the basin and the W.C have been built in to a white high gloss vanity unit. A window faces the rear elevation.

Garden

The house is accessed by a large gravel drive which provides parking to the side and front of this wonderful home. The rear garden is laid to lawn and there is a wooden fence to the side boundary.

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.