



Sinclair Terrace, Wick

Offers Over £245,000



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4 BEDS | 2 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this stunning townhouse which has been finished to the highest of standards. Sympathetically restored by the current owners, this superb home offers family living at its best over four levels. Upon entering the property, the quality of finishings is continued from the basement level to the second floor where every attention to detail carefully thought of.

The property is accessed on the ground floor where two splendid reception rooms can be found. The lounge has a feature painted wall, coving, sash and case windows with window shutters as well as a beautiful wooden fireplace which has an open coal fire. The drawing room benefits from oak flooring, a splendid stone fireplace with a Caithness flagstone hearth as well as a beautiful drop down light fitting which creates a focal point within the room. The vestibule is welcoming and bright with ceramic floor tiles as well as a lantern light fitting. The vestibule gives access to the hallway where doors give access to the lounge, drawing room and the basement level. The staircase leading down to the basement has both wooden and Caithness stone treads as well as a sash and case window to the rear elevation. The splendid fitted kitchen which extends to approximately 39 m2 square as well as the spacious utility can be found in this area of the home. The kitchen has blue units with quartz worktops and a grey island which incorporates the hob and extractor. There are integral appliances within this stunning room as well as a seating area and a cosy multi fuel stove.

The utility room incorporates a well-presented WC and has an excellent range of kitchen units with granite worktops with integral appliances.

On the first floor are two tastefully decorated bedrooms, both of which are of good proportions and a stunning shower room with marble floor tiles, as well as a double shower cubicle with a wireless mira control, a WC and a basin which has been built into a vanity unit.

Further stairs lead up to the second-floor landing where there is a stylish bathroom and two further bedrooms. Both bedrooms benefit from original fireplaces and are very spacious.

With new carpets, period features, immaculate interior and a large private garden to the rear, this superb home has everything to offer. Viewing is essential to appreciate the size, standard of accommodation and location of this wonderful home.

The rendering will be completed before a sale goes through.

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.



Extra Information

Services

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

EPC

EPC - C

Council Tax

Band

Tenure

Freehold

Viewing

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

Extras

What3Words: ///advances.postings.generated

Key Features

- **Four Bedrooms**
- **Drawing Room**
- **Decorated to a Very High Standard**
- **Large Enclosed Rear Garden**
- **Four Floors**



Property Photos



Property Photos



Property Photos



Property Photos



Property Dimensions

Kitchen 4.82m x 8.00m

Finished to the highest of standards, the stunning kitchen has full height base and wall units with quartz worktops. There is an integral double oven, one of which is used as a microwave, as well as a built-in fridge-freezer. This lovely room benefits from a dishwasher and a steel Belfast sink which has a Hot-Water tap. Lighting is built into the units and there is an island which has an induction hob with a built-in extractor fan. This room has ceiling down-lighters, a smoke alarm, heat detector and also phone and ariel points. Three drop-down down light-fittings create a focal point within this room. There are dual aspect windows and a cosy multi-fuel stove. Solid wooden flooring has been fitted to the floor. Space can be found for a sofa as well as a dining table. There is also an integral bin and full height radiator. Doors lead to the rear garden and the utility room.

W.C 1.78m x 0.98m

Located off the utility, this room has white painted walls, a W.C and the basin has been built in to an oak vanity unit. The W.C benefits from an extractor fan and ceiling downlighters. Ceramic tiles have been laid to the floor.

First-floor Landing 3.31m x 2.29m

Stairs off the kitchen give access to the first-floor landing. The stairwell is painted white with Caithness flagstone and wooden treads. There is a sash and case window to the rear elevation and a door opens up onto the first-floor landing. The landing benefits from wooden flooring and a black central heating radiator. There is a drop-down light fitting. Doors lead to the lounge, drawing room and front vestibule.

Front Vestibule 3.34m x 1.72m

The beautiful vestibule has a feature painted door and ceramic floor tiles. A built-in cupboard houses the utility meters and there is also wall mounted coat hooks. This room benefits from coving, a central heating radiator and lantern light fitting. A glazed door gives access to the welcoming inner hall.

Utility Room 4.87m x 3.59m (L&W)

This superb room has an excellent range of base, wall and full height units with solid quartz worktops. There is a stainless-steel sink with a drainer, a washing machine and microwave. Ceramic tiles have been laid on the floor, there is a central heating radiator, ceiling downlighters and smoke alarm. The utility houses the Central heating boiler. A door gives access to the W.C.

Rear Garden

The rear garden is tiered with a stone chipped area for low maintenance to the front of the rear door. Steps then lead up to the rear garden which has been levelled off ready for laying grass seed. The rear garden is private and fully enclosed by stone walls to all boundaries. There is also a mature tree and hedging.

First-floor Lounge 5.16m x 4.54m

This stunning room has a feature painted wall and beautiful coving. There is a dado rail and a drop down light fitting as well as solid wooden flooring. There are two central heating radiators and dual aspect sash and case windows with window shutters. This beautiful room also features a lovely, original wooden fireplace with an open coal fire and tiled hearth. A cupboard provides storage and there are also double sockets and an ariel point.

Drawing Room 3.92m x 5.00m

This splendid room features a stone fireplace and Caithness flagstone hearth. There are feature recesses with built in lighting, central heating radiators, coving and dual aspect sash and case windows with window shutters. A drop-down light fitting creates a focal point within the room. There is a ceiling rose and lovely deep skirtings.

Property Dimensions

Second-floor Landing 1.16m x 3.34m

A carpeted stairwell leads to the second-floor landing where there is a window to the rear elevation. There is original wooden flooring, coving and a feature drop down light fitting. Doors give access to two bedrooms and the shower room.

Bedroom One 5.14m x 4.53m

This beautiful room is of good proportions and benefits from dual aspect sash and case windows with wooden shutters. There is an original marble fireplace which has a cast iron and tiled surround with a Caithness flagstone hearth. There is a five-light chandelier, a phone point and double sockets.

Third-floor Landing 1.02m x 3.34m

A carpeted stairwell leads up to the third-floor landing where there is a central heating radiator and a double socket. There are ceiling downlighters and also a smoke alarm. Doors give access to a further two bedrooms and the bathroom.

Bedroom Three 4.33m x 4.53m

This spacious room is partially coombed. There are white painted walls, a central heating radiator, an arial point and double sockets. A hatch gives access to the loft void and there are ceiling downlighters. A sash and case window faces the rear elevation and enjoys an outlook over the large rear garden. This beautiful room also benefits from a beige carpet and an original fireplace with a stunning cast iron surround.

Shower Room 2.05m x 3.39m

This stylish room has marble floor tiles, a W.C and a basin which is built into a wooden vanity unit. There is a grey towel ladder radiator, coving an extractor fan and ceiling downlighters. A window with wooden blinds faces the front elevation and there is a generous double shower enclosure with a wireless Mira control.

Bedroom Two 3.99m x 5.18m

This beautiful room has white painted walls, coving and double sockets. There is a beige fitted carpet and a five-light chandelier. Dual aspect sash and case windows let plenty of natural daylight flood through. A focal point within this room is the wooden fireplace with cast iron and tiled surround with an open coal fire. This is a bright and spacious room.

Bathroom 1.44m x 3.34m

This stylish room has a white bath and W.C. There is a pedestal basin and a wall mounted mirror. An opaque window allows natural daylight to flood through and there are ceramic tiles laid to the floor. There is a chrome towel ladder radiator, ceiling downlighters and an extractor fan. A cupboard door gives access to the eves.

Bedroom Four 4.33m x 4.06m

This well-presented room features an original wooden fireplace with a cast iron surround and hearth. There are ceiling downlighters, a central heating radiator and a beige fitted carpet. This room also benefits from double sockets.

Property Dimensions

Extra Information

There are Fire Angel inter linked smoke, heat & carbon monoxide alarms throughout the property. Alerts & control are available with the app.

All rooms have wired Wi-Fi & TV/Satellite points.

The house has wireless Wi-Fi access points for streamless internet browsing

The heating/water is controlled by nest with an app for remote control.

The boiler & plumbing is all new (4 years) & the hot water is pumped around the house for instant hot water on all floors.

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.