



Greycoast Buildings, Wick

Offers Over £60,000



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1 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring this superb one bedroomed stone-built apartment to the market. This spacious and bright apartment would make an ideal home for a first-time buyer or an investment property. There is a generous open plan lounge/kitchen/diner which has a good selection of base and wall units with black laminate worktops and an integral hob as well as an oven. To the rear of this room are patio doors which give access to the courtyard communal garden. Two sash n case windows can be found to the front elevation and solid wooden flooring has been fitted to the floor. The inner hall is light and bright and benefits from two very generous storage cupboards. The shower room has been recently been redecorated and features a double shower enclosure. An immaculately presented bedroom with oak built in wardrobes with hanging and shelf space completes the living accommodation. This wonderful home is serviced by gas central heating and has on street parking immediately to the front of the property.

Just a two-minute walk from the harbour, a café and florists as well as Mackays Hotel, this home has everything to offer. Further facilities which include retail shops, restaurants and a laundry all within walking distance. Wick is the second largest town in the county of Caithness and hosts the John O Groats Airport, Caithness General Hospital as well as a retail park and medical centre. There are good coach and rail links North and South with this lovely home being very central for all amenities that Wick has to offer.



Extra Information

Services

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

EPC

EPC - C

Council Tax

Band - A

Tenure

Freehold

Viewing

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

Extras

What3Words: [///fans.students.winemaker](https://www.what3words.com/#!/fans.students.winemaker)

Key Features

- **Open-Plan Living**
- **Wooden Floors**
- **Patio Doors**
- **Close to all Amenities**



Property Photos



Property Photos



Property Dimensions

Inner Hall 4.63 x 2.86m

The beautiful inner hall is well presented with white painted walls and two pendant light fittings. There is a central heating radiator, two phone points as well as two generous cupboards. Carpeting has been laid to the entrance area and oak flooring has been fitted throughout the hall. This area of the home has a window to the front elevation, a pendant light fitting as well as a smoke alarm. Doors give access to the open plan lounge/kitchen, the bedroom and shower room.

Bedroom one 2.75m x 3.75m

This bright bedroom benefits from two windows with blinds which look onto the courtyard garden. There is an arial point, double sockets as well as a pendant light fitting. A carpet has been laid to the floor. The bedroom also benefits from a built-in cupboard with hanging and shelf space.

Shower Room 2.60m x 1.78m

The shower room is spacious and benefits from a generous shower enclosure with chrome shower attachments. The walls have been partially fitted with wet-wall and grey vinyl has been laid to the floor. There is a central heating radiator, a WC and pedestal basin. This room benefits from an extractor fan, chrome light fitting and also a wall mounted mirror with built in shelving. A window faces the rear elevation.

Lounge/Kitchen (Open Plan) 5.68m x 4.67m

This superb room has a feature papered wall and oak wooden flooring. There are two central heating radiators, an arial point, phone point and also double sockets. Two windows face the front elevation and double doors with a side panel give access to the courtyard garden. This room benefits from two pendant light fittings, a wave light fitting as well as a smoke alarm and heat detector. The kitchen has a good selection of oak base and wall units with black laminate worktops. There is a Hamana Hob, a single oven and stainless-steel chimney extractor. The kitchen benefits from a stainless-steel sink with drainer and there is also space for a washing machine. This room also has a fridge freezer and houses the central heating boiler.

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 Inverness and Aberdeen 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**

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.