



Louisburgh Street Wick

Offers Over £80,000



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2 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this lovely two bedroom upstairs flat which has a porch on the ground floor, a garden to the rear and a garage. The porch has UPVC entrance doors from both the front and rear which lead onto the stairs to the landing. There is a lounge, kitchen/diner, two double bedrooms and a shower room as well as a good-sized deep storage cupboard. To the front there is a driveway which leads to a garage which would fit a small car or bikes. There is offroad parking to the front of the porch. To the rear there is a block-built garage/workshop and an area of low maintenance garden. To the rear of the garage and up a few steps is a good size of garden ground which is laid mainly to lawn with flower borders.

Situated in the centre of Wick. 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, Pets at Home, Argos and B&M as well as banks. The apartment is within easy distance of all amenities, including the Hospital and Doctors 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 - Noss Primary, Wick High

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: [///adhesive.soup.stumps](https://www.what3words.com////adhesive.soup.stumps)

Key Features

- **Two Double Bedrooms**
- **Garage**
- **Generous Garden**
- **Near Town Centre**



Property Photos



Property Photos



Property Dimensions

Porch 2.38m x 1.54m

There is a porch to the side of the property with a glazed UPVC entrance door to both front and rear.

Living Room 3.31m x 4.45m

Neutrally decorated, the lounge has a brown carpet laid to the floor, there are two alcoves either side of the fireplace with storage. A feature to this room is a coal effect gas fire with cream surround and mantle-piece also there is a central heating radiator, double sockets and a pendant light fitting. A window faces the front elevation.

Bedroom One 3.80m x 3.27m

This lovely bright room has a deep built-in wardrobe fitted with hanging and shelves. A window faces to the front elevation. There is a central heating radiator, double sockets, a pendant light fitting and the floor is laid to a beige carpet.

Bedroom Two 3.21m x 3.19m

This lovely bright bedroom has a window facing to the rear elevation. There is a central heating radiator and the floor is laid to carpet. There is also a full height storage cupboard.

Hallway 1.54m x 3.19m

Entered upstairs and through a half glass wooden door, the hallway has grey carpet laid to the floor. The walls are painted white and there are double sockets and a central heating radiator. Doors lead to the bedrooms, lounge, kitchen and bathroom and a hatch gives access to the loft void.

Kitchen/Diner 3.30m x 3.10m

In the kitchen there are white gloss wall and base units with fitted worktops and a stainless steel one and a half bowl sink with drainer and mixer tap. There is an electric cooker with cooker hood above. A window with a deep sill faces the rear with deep sill. Space can be found for a washing machine, fridge-freezer and table and chairs. The flooring is laid to vinyl. There is a storage cupboard housing the mains gas boiler.

Shower Room 2.07m x 1.81m

The shower enclosure is fitted with mains shower and has wet wall fitted to the walls. There is a hand basin with mixer tap and cupboards below and a W.C which has the cistern built into a unit. An opaque window faces to the rear elevation. There is also a central heating radiator and the flooring is laid to vinyl.

Garden

There is offroad parking to the front which leads into the garage. There is a low maintenance garden to the rear then up six steps there is a good area of fenced garden ground which is laid mainly to lawn with flower borders.

Property

Dimensions

Garage 5.63m x 2.79m

The garage is block built with an up and over door. The roof is constructed of metal sheeting. The floor is concrete and there is a window to the rear and pedestrian door to the side.

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.



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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

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- 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.