



12 Anne's Crescent, Wick

Offers Over £192,000



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3 BEDS | 2 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this modern three-bedroom semi-detached bungalow, situated in a sought-after residential area of Wick. Beautifully presented throughout, this attractive home offers spacious single-storey living.

The bright and spacious lounge provides a welcoming place to relax, while the superb kitchen/dining room forms the heart of the home. Fitted with sleek white units, quality integrated appliances and generous worktop space, this impressive room has been designed with modern living in mind. Patio doors open directly into the rear garden, creating an ideal space for entertaining.

The property offers three well-proportioned bedrooms, including a generous principal bedroom with excellent built-in storage and a stylish en suite shower room. Two further double bedrooms also benefit from fitted wardrobes, while the modern family bathroom is finished with a contemporary suite and electric shower over the bath.

Externally, the property enjoys attractive front and rear gardens. The front garden is mainly laid to lawn with private off-road parking to the side, while the generous enclosed rear garden is predominantly laid to lawn with a lovely patio seating area, providing the perfect space to enjoy the outdoors. A useful timber shed offers additional storage, and the home further benefits from the installation of solar panels, helping to improve energy efficiency and reduce running costs.

Offering modern, low-maintenance living in a highly desirable location, this superb home is presented in walk-in condition and is sure to appeal to a wide range of purchasers. Early viewing is highly recommended.



Extra Information

Services

School Catchment Area is Newton Park Primary School / Wick High School

EPC

C

Council Tax Band

C

Tenure

Freehold

Viewing

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

Extras

What3Words: [///roosters.proved.rates](https://www.what3words.com/roosters.proved.rates)

Key Features

- Modern three-bedroom semi-detached bungalow
- Sought-after residential location in Wick
- Presented in excellent walk-in condition
- Stylish open-plan kitchen/dining room
- Solar panels providing improved energy efficiency



Property Photos



Property Photos



Property Photos



Property Photos



Property Dimensions

Vestibule 1.73m x 1.65m

Accessed via a UPVC door with a glazed panel, this vestibule benefits from wood-effect vinyl and painted walls. Above there is a pendant light fitting, and a central heating radiator can be found on the wall. A door leads to the inner hallway.

Lounge 4.15m x 3.66m

This bright lounge is of good proportions and benefits from a large window to the rear elevation that lets in a lot of natural daylight. The walls have been painted, and there is also a feature-papered wall, and the floor has been laid with grey carpet. Above, a pendant light fitting and smoke alarm can be found; there is also a central heating radiator on the wall. This room also benefits from ample power points throughout.

Bathroom 2.72m x 1.67m

The bathroom benefits from a WC, an electric Mira shower over the bath with a glass screen and a wet wall surround. There is a pedestal sink with a useful storage space below and a fitted mirror above. This room also benefits from a central heating radiator. The floor has been laid with stylish vinyl flooring, and the walls have been painted. Above are two ceiling downlights, a flush light fitting and extractor fan can be found.

Master Bedroom 3.75m x 3.56m (Longest & Widest)

The bright and spacious master bedroom is of excellent proportions and benefits from a large window overlooking the front elevation. This room has painted walls, including a stylish feature wall, and is finished with a grey carpet to the floor. Further enhancing its appeal is a generous built-in wardrobe with hanging and shelving space, providing excellent storage. The room is illuminated by a contemporary five-light pendant fitting, complemented by wall lights, while a central heating radiator with an attractive cover can be found to the wall. Ample power points are conveniently positioned throughout, and the room also benefits from a well-appointed en suite bathroom.

Hallway 5.35m x 1.00m

The hallway has painted walls, and carpet has been laid to the floor. Above ceiling downlights, a smoke alarm and a hatch to the attic void can be found. This space also benefits from two storage cupboards with hanging and shelf space; one of the cupboards houses the hot water cylinder. A central radiator with a cover can also be found on the wall. Doors lead to the lounge, kitchen, bathroom and all bedrooms.

Kitchen / Diner 5.13m x 3.65m

This stunning modern kitchen/diner features sleek white base and wall units complemented by wood-effect laminate worktops and a stylish black marble-effect splashback. A stainless-steel sink with a drainer and mixer tap has been fitted into the worktop. There is an excellent range of integrated appliances, which include an electric hob with an extractor hood above, a built-in oven, a microwave, a fridge, freezer, dishwasher, washing machine and a tumble dryer.

Designed with both everyday living and entertaining in mind, this bright and spacious room enjoys a window overlooking the rear elevation as well as patio doors opening directly into the rear garden, allowing natural light to flood the space. Finished with contemporary downlights, a stylish low-hanging pendant light fitting, a heat detector, ample power points and a central heating radiator with an attractive cover, this impressive kitchen/diner is both practical and beautifully presented.

Ensuite 2.69m x 1.28m

This well-appointed ensuite bathroom benefits from a W.C. and a modern walk-in mains shower surrounded by a wet wall. There is a pedestal sink with a mixer tap, and there is also a modern upright heated towel rail. The flooring has been laid to wood-effect vinyl, and the walls have been painted. Above, downlights and an extractor fan can be found.

Property Dimensions

Bedroom Two 4.30m x 3.01m (Longest & Widest)

This bright room is located to the front of the property and benefits from painted walls and a grey carpet. There is a window to the front elevation, and above a pendant light fitting can be found. This room also benefits from a built-in storage cupboard with hanging and shelf space, and a central heating radiator can also be found to the wall.

Bedroom Three 4.29m x 3.00m (Longest & Widest)

This room is of good proportions and benefits from a window that faces the front elevation. This room also has a large built-in storage cupboard with hanging and shelf space. The walls have been painted, and a carpet has been laid to the floor, a central heating radiator can also be found to the wall. Above there is a pendant light fitting, and ample power points can be found throughout.

Garden & Grounds

The front garden features a neat lawned area, with the added convenience of an off-road parking space positioned to the side of the property.

To the rear, the generous garden is predominantly laid to lawn and enjoys a lovely patio seating area. A useful timber shed provides excellent external storage, while the oil-fired combi boiler is discreetly housed outside. Further enhancing this home, the installation of solar panels provides improved energy efficiency.

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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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.