



67 Roxburgh Road, Wick

Offers Over £100,000

2 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this beautifully presented mid-terrace two-storey home, offering stylish, walk-in accommodation. Finished to a high standard throughout, this attractive property has been thoughtfully upgraded and provides comfortable living accommodation ideal for a variety of buyers.

The property benefits from newly installed windows, fitted at the start of the year. A welcoming front vestibule leads into the hallway, which provides excellent storage and access to the principal rooms.

The spacious lounge is a bright and inviting room, featuring a large front-facing window allowing plenty of natural light to enter, along with an electric fire creating an attractive focal point. The modern kitchen is beautifully presented with a stylish combination of units, quality NEFF appliances, a breakfast bar and excellent storage, providing a practical yet contemporary space for everyday living. A rear vestibule provides convenient access to the outside space.

Upstairs, the property offers two well-proportioned bedrooms, both benefiting from built-in storage, with the master bedroom enjoying a generous wardrobe with hanging and shelving space. The modern family bathroom has been finished with contemporary wet wall panelling and features a bath with mains shower.

The front garden is mainly laid to lawn with a raised patio area, while the rear has been designed for ease of maintenance with slabbed paving and off-road parking for one vehicle. A detached block-built garage with power provides excellent additional storage or workshop space.



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: [///crop.infinite.escalated](#)

Key Features

- Beautifully presented mid-terrace two-storey home
- Walk-in condition throughout with stylish modern finishes
- Newly installed windows fitted at the start of the year



Property Photos



Property Photos



Property Photos



Property Photos



Property Dimensions

Front Vestibule 1.76m x 1.59m

Accessed via a UPVC door with a glazed panel and matching side panel, this welcoming vestibule features papered walls with decorative half-height panelling, and wood-effect vinyl has been laid to the floor. Above a flush light fitting can be found; this room also benefits from a useful storage area and coat hooks. A door leads into the hallway.

Lounge 4.10m x 3.79m

This bright and spacious lounge benefits from a large window overlooking the front elevation, allowing plenty of natural light to fill the room. The walls have been painted and the floor has been laid with carpet, while an electric fire provides an attractive focal point. The room is finished with decorative coving, a ceiling light fitting and a central heating radiator. A useful built-in storage cupboard with a wooden top adds further practicality.

Rear Vestibule 1.65m x 0.94m

The rear vestibule has painted walls, and wood-effect vinyl flooring has been laid to the floor. Above there is a ceiling downlighter. A UPVC door with a glazed panel leads to the rear outside space.

Master Bedroom 3.50m x 3.28m (Longest & Widest)

This bright master bedroom benefits from a window to the rear elevation. The walls have been painted, and there is a feature papered wall with decorative panelling to half-height, and the floor has been laid to carpet. Above there is a pendant light fitting, and a central heating radiator can be found to the wall. This room also benefits from a large built-in wardrobe with hanging and shelf space.

Hallway 4.46m x 0.94m

This hallway has painted walls, and the floor has been laid to wood-effect vinyl. Above a pendant light fitting and smoke alarm can be found. There is also a central heating radiator on the wall. A generous understairs cupboard provides excellent storage. Doors lead to the lounge, kitchen and rear vestibule, and a straight carpeted staircase leads to the first-floor landing.

Kitchen 3.75m x 2.94m

This modern kitchen is fitted with a stylish mix of wood, gloss and matte wall and base units, offering an excellent range of storage, complemented by laminate worktops. A sink with a drainer and mixer tap has been set into the worktop, while integrated appliances include a NEFF oven, an electric hob with a splashback and a NEFF extractor hood that can be found above. There is also space for a washing machine. The room is finished with painted walls and wood-effect vinyl flooring, with a window overlooking the rear elevation providing natural light. Above ceiling downlighters can be found, and there is a central heating radiator to the wall. This room also benefits from a useful breakfast bar.

Stairs to 1st Floor Landing 3.73m x 1.34m (Longest & Widest)

A straight carpeted staircase leads to the first-floor landing. On one side the walls have been papered with decorative panelling to half-height; the remaining walls have been painted. Above a pendant light fitting, a smoke alarm and a hatch to the attic void can be found. There is also a useful over-the-stairs cupboard that provides excellent storage space. Doors lead to all bedrooms and the bathroom.

Bathroom 2.26m x 1.80m

This modern bathroom is fitted with a bath featuring a mains shower and glass screen, along with a WC and wash basin set within a contemporary gloss vanity unit, providing useful cupboard storage below. The walls are finished with wet wall panelling, while the floor has been laid with wood-effect vinyl. An obscure window to the rear elevation allows natural light into the room. Ceiling downlighters, an extractor fan and a central heating radiator complete this well-presented and practical space.

Property Dimensions

Bedroom Two 3.84m x 3.61m (Longest & Widest)

This bedroom has painted walls with a featured papered wall, and the floor has been laid to carpet. A window to the front elevation lets in a lot of natural daylight, and there is a storage cupboard with hanging and shelf space. Above a pendant light fitting can be found, and there is a central heating radiator to the wall. Ample power points can also be found throughout this room.

Garden

The front garden is mainly laid to lawn, with a path leading to the front door and a low-maintenance border. A raised patio area provides an attractive space to sit and enjoy the outdoors.

To the rear slabbed paving has been laid throughout. The property also benefits from off-road parking for one vehicle.

Box Room 1.46m x 1.31m (Longest & Widest)

This useful room has a window to the front elevation, and there is a storage cupboard with shelf space. This room also houses the gas central heating boiler, and the electrics can also be found in this room. The walls have been painted, and wood-effect vinyl has been laid on the floor. Above, a pendant light fitting can be found.

Garage 4.56m x 2.59m

The garage has been block-built and is accessed via a pedestrian door. There is also power to the garage.

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.