



Breadalbane Cres- cent, Wick

Offers Over £320,000



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4 BEDS | 3 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this superb period property with outstanding views over Wick Harbour. Situated in an elevated position this wonderful home has been finished to the highest of standards and offers spacious and comfortable accommodation over three levels. Immaculately decorated throughout with many original features, this stylish home features a beautiful living room which boasts a painted fireplace with a cosy multi fuel stove fire as well as sash and case windows. The tastefully finished Ashley Ann kitchen features a Rangemaster cooker and has been thoughtfully designed to maximise storage space with some integral appliances and is also in keeping with the character of the home. Located off the stunning kitchen is a superb utility room as well as a beautiful bathroom which has a bath with a shower above. An original stairwell gives access to the first floor where there is a spacious family room which could also be used as a bedroom as well as the stunning master bedroom. Further stairs lead to the second floor where there are two immaculately presented double bedrooms and a beautiful shower room. Throughout the home are high ceilings, coving, sash and case windows, original doors as well as other stunning features. In excellent decorative order, this wonderful home must be viewed to appreciate the views, standard of accommodation and size that this former fishery office has to offer.

Externally the rear garden is accessed via an electric gate that leads on to a paved driveway with off road parking for three cars. This garden is mainly laid to lawn with a sunken trampoline, a firepit, patio area and two outside water taps as well as a workshop with power and a bar. It is the ideal garden to sit and relax in. There is also a bin and log store, raised flower borders and panoramic views over the harbour.

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.



Extra Information

Services

School Catchment Area is - Newton Primary, Wick high

EPC

EPC - C

Council Tax

Band - D

Tenure

Freehold

Viewing

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

Extras

What3Words: ///prayers.before.technical

Key Features

- **Stunning Townhouse**
- **Decorated to a Very High Standard**
- **Living Accommodation Over Three Floors**
- **Walk-In Condition**



Property Photos



Property Photos



Property Photos



Property Photos



Property

Dimensions

Vestibule 1.36m x 2.37m

Accessed via a composite door, the vestibule has original floor tiles, coving and an industrial light fitting. There is a power point and built-in storage cupboards. Double doors open up into the inner hall.

Lounge 4.11m x 5.41m

The tastefully decorated family lounge has been wallpapered and features the original fireplace which also has a Caithness Flag hearth and surround and houses the multi-fuel stove. Two sash and case windows with shutters face the front elevation and a carpet has been laid to the floor. There are three traditional central heating radiators, coving as well as a dado rail. This room also benefits from wall and ceiling lights. It is a light and bright reception room.

Kitchen ctd

There is an integral dishwasher, five drop down light fitting as well as a central heating radiator. Herringbone vinyl has been laid to the floor; there are ample power points and space for a dining room table and chairs. A further window faces the front elevation, making this a nice bright family room. A door gives access to the utility room.

Bathroom 1.47m x 1.79m

This light and bright room benefits from a bath with a shower above. Both walls and floor have been tiled. There is a chrome towel ladder radiator as well as a built in WC and basin which are fitted into a grey vanity unit. This lovely room benefits ceiling downlighters from an opaque window to the rear elevation.

Inner Hall 2.93m x 2.26m

The inner hall is beautifully presented and features the original staircase which has wrought iron balustrades and lead to the first floor. There is a cupboard with built-in storage, vinyl flooring as well as a traditional radiator. An arched window allows daylight to flood through. There is a power point and drop-down light fitting within the hall and doors give access to the lounge and kitchen.

Kitchen 5.37m x 4.06m

The stylish kitchen has a feature brick wall and wooden panelling to half height. The sash and case windows face the rear elevation and enjoy an outlook over the harbour. This is an Ashley-Ann painted kitchen which features a double basin Belfast sink as well as a Rangemaster five ring cooker with a warming plate and double oven. Above the cooker is an extractor hood. Solid wooden worktops have been fitted throughout and an island with both granite and wooden worktop provides dining space as well as further storage.

Utility Room 2.87m x 5.81m

The utility room has been thoughtfully laid out to maximize storage. There are built-in units which have space for a washing machine and tumble dryer. There are pull out clothes lines, a circular basin and built-in storage cupboards. A further unit has a seating area, baskets underneath for shoes and clothes pegs above. There is also a shelved alcove with a built-in dog's bed below. This room has been partially tiled and benefits from solid oak flooring and a central heating radiator. A window faces the side elevation and a partially glazed composite door leads out to the rear gar-

Downstairs Cupboard 2.27m x 1.04m

The downstairs cupboard houses the hot-water tank, there is a window to the rear elevation.

Property

Dimensions

Stairs & First Floor Landing 2.36m x 1.16m

The stairwell has been carpeted and has brass treads. There is a sash and case window to the rear, ceiling downlighters as well as a smoke alarm. Four panel doors lead to the family room, bedroom and bathroom.

Shower Room 2.11m x 2.33m

This superb room has a generous shower enclosure with both a WC and basin which have been built into grey vanity units. There is a traditional central heating radiator, a flush light fitting and herringbone vinyl flooring. The walls have been partially tiled along with wood panelling. An opaque window faces the front elevation.

Second Floor Landing 2.33m x 1.00m

Stairs give access to the second-floor landing which has a sash and case window as well as coving and a drop-down light fitting. Four panel doors give access to the shower room and two generous bedrooms. There is also a central heating radiator.

Bedroom Four 4.49m x 4.11m

This bright room enjoys an outlook of Wick Harbour and benefits from a feature papered wall as well as wardrobes with both hanging and shelf space. There are dual aspect windows, two central heating radiators, a modern light fitting as well as coving. There are ample power points throughout and a carpet has been laid to the floor.

Family Room/Bedroom One 4.13m x 5.41m

This spacious room benefits from wooden wall panelling and double sockets throughout. There is beautiful coving, dual aspect windows with shutters and an attractive feature wall. A fireplace creates a focal point within the room, there is a storage cupboard, oak wooden flooring, two central heating radiators and a stunning industrial ten light fitting.

Bedroom Two 4.09m x 5.89m

This stunning room benefits from dual aspect windows as well as beautiful coving. The walls have been painted and benefit from a feature paper border above the picture rail. A carpet has been laid to the floor; there are stunning brass drop-down light fittings which bring character to this bright room.

Bedroom Three 3.28m x 4.51m

This partially coombed room is of good proportions and benefits from built-in wardrobes with hanging and shelf space. There is a contemporary light-fitting, a feature papered wall as well as 2 traditional central heating radiators. A window faces the front elevation; a carpet has been laid to the floor and there are power points throughout. This room also benefits from having coving.

Shower Room 2.30m x 1.33m

This is a well-presented room is bright and benefits from a recessed shower as well as a WC. The basin is built into a grey vanity unit. There is a chrome ladder towel radiator, a velux window faces the front elevation and vinyl has been laid to the floor. There are ceiling downlighters and chrome toiletry accessories.

Property

Dimensions

Garden Grounds

The rear garden is accessed through the front driveway which has electric gates and parking for at least three cars. The garden has been mainly laid to lawn with raised flower beds, a sunken trampoline and a patio seating area. With wooden fencing surrounding this wonderful home the garden is extremely private and also benefits from a firepit and also a bar. There are two outside water taps and a log store.

The Workshop 2.96m x 3.43m & 3.37m x 4.94m

The garage has been divided into two separate rooms and has both light and power. There are three windows as well as two UPVC doors which give access into this building.

Bar 2.27m x 2.87m

The bar has both power and light with built in storage, one wall has an artificial planter and tiles have been laid to the floor. There is a wall mounted TV bracket and space for a fridge freezer.

Extra Information

This house was originally the former Fishery Office in 1855

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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