



The Cottage, 1 Langley Lane, Wick

Offers Over £175,000



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2 BEDS | 2 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this stunning detached bungalow, situated in a highly sought-after residential area of Wick. Beautifully presented throughout, this immaculate home has been finished to a high standard and offers stylish, contemporary accommodation, making it ideal for a range of purchasers.

Upon entering the property, the bright sun porch leads into a spacious and welcoming hallway, finished in neutral tones with quality oak doors throughout. The generous lounge is flooded with natural light and flows seamlessly into the impressive dining kitchen, creating an excellent space for both everyday family living and entertaining. The modern kitchen is fitted with sleek high gloss units, integrated appliances and ample workspace, with plenty of room for a dining table and chairs.

The superb principal bedroom has a dedicated dressing room with excellent fitted storage and a stylish en suite shower room. A second well-presented double bedroom is located to the front of the property, while a contemporary family shower room with a large walk-in shower completes the accommodation.

Externally, the property occupies beautifully maintained garden grounds within a peaceful and desirable location. The front garden has been attractively landscaped with paving, gravel borders and colourful planters, while the enclosed rear garden provides a private patio seating area, raised gravel borders and a useful timber shed, creating the perfect space to relax and enjoy the outdoors.



Extra Information

Services

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

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:///melon.grunt.storyline

Key Features

- **Highly sought-after location in Wick**
- **Immaculately presented in walk-in condition**
- **Bright and spacious accommodation finished to a high standard**
- **Generous principal bedroom with dressing room and modern en suite shower room**



Property Photos



Property Photos



Property Photos



Property Photos



Property Dimensions

Sun Porch 1.05m x 3.06m

Accessed through a UPVC door the sun porch is bright with papered walls and vinyl flooring. There are triple aspect windows and a UPVC door gives access to the open inner hall.

Lounge 4.39m x 3.87m

The bright lounge is spacious with neutral walls and fitted carpet. Two windows with blinds face the front elevation, there are two central heating radiators, an aerial and a phone point. A built-in cupboard houses the electric meter; there are ceiling downlights and double sockets. An opening gives access to the kitchen.

Master Bedroom 5.50 m x 4.73m

This superb room is of good proportions; it has been tastefully decorated and carpet laid to the floor. Sliding doors give access to the dressing room which has built in hanging and shelf space. A window with blinds faces the rear elevation, there are downlights, smoke alarm and chrome sockets and light switches. An oak door gives access to the en suite.

Bedroom Two 2.85m x 3.94m

This front facing double room is of good proportions. It has been decorated and carpeted in a neutral colourway, there is a central heating radiator, BT point, double sockets and downlights. A window with blinds faces the front elevation.

Inner Hall 6.4m x 4.15m 2.88m x 1.10m

The beautiful hallway has been neutrally decorated; it boasts a generous storage cupboard which has hanging and shelf space. There are two central heating radiators, chrome wall sockets and matching light switches, ample downlights and a smoke alarm. A hatch gives access to the loft void and oak doors give access to the lounge, bedrooms, shower room and kitchen. Sliding patio doors lead outside.

Kitchen 4.01m x 5.7m

The stylish kitchen has white high gloss base and wall units with laminate worktops. A cupboard houses the central heating boiler and there is an integral fridge freezer, oven and hob with extractor above. Space can be found for a washing machine and tumble dryer. There are dual aspect windows with blinds and vinyl has been laid to the floor. This lovely room also benefits from downlights, a flush light fitting and chrome sockets. Space can also be found for a dining table and chairs.

En Suite Shower Room 2.15m x 3.18m

This excellent room has been neutrally decorated and has a double shower enclosure and w.c. as well as a wall mounted sink with built in storage. This lovely room also benefits from an extractor fan, a radiator and downlights. A window with blinds faces the rear elevation.

Shower Room 2.35m x 3.83m

This L-shaped room is beautifully presented with a large walk-in shower, a w.c. and a large wall mounted sink with storage and a wall mounted mirrored cabinet above. The walls have been painted white and wood effect vinyl laid to the floor. There is a wall mounted chrome ladder central heating radiator, extractor fan and downlights. An obscured glass window faces the side elevation.

Property Dimensions

Garden

Situated in a nice quiet area, the front of the home has paving with a gravel border and flower planters. The rear garden has a patio area and raised gravel borders. There is also a wooden shed used for storage.

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.