



13A Willowbank Wick

Offers Over £87,000



01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

2 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this well-presented and bright maisonette, situated within a popular area of Wick. Offering spacious accommodation, the property comprises a bright lounge, generous kitchen/dining room, two bedrooms and a modern bathroom, together with useful storage and access to a shared south-facing garden.

The property is entered through a welcoming entrance hall with wood-effect flooring and useful under-stair storage. Carpeted stairs lead to the first-floor landing. The bright lounge benefits from a large front-facing window allowing plenty of natural daylight. A fireplace with white wooden surround and flagstone hearth provides an attractive focal point.

The L-shaped kitchen/dining room is bright and well-appointed, featuring white wall and base units, laminate worktops and white tiled splashback. The kitchen benefits from an integrated electric hob, extractor and built-in electric oven, together with space for a washing machine and under-counter fridge. The dining area provides excellent built-in storage, including a cupboard housing the town gas central heating boiler, which was recently installed in. Two windows overlook the rear of the property and towards Wick Harbour, offering stunning sea views.

A further staircase leads to the second-floor landing, which benefits from a Velux window and loft access. The accommodation comprises two bright bedrooms and a modern bathroom. Bedroom one enjoys stunning views over Wick and the harbour area from its rear-facing window, together with useful eaves storage. Bedroom two benefits from a front-facing window and storage shelving. The modern bathroom is fully tiled and features a mains shower over bath with glass screen, WC and pedestal wash hand basin.

Externally, the property benefits from a shared enclosed south-facing garden, mainly laid to lawn with mature trees and shrubs. A useful block-built shed provides additional storage.



Extra Information

Services

School Catchment Area is
Noss 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:///acclaimed.clap.fantastic

Key Features

- **Bright spacious accommodation**
- **Two double bedrooms**
- **Generous kitchen/dining room**
- **Useful built-in storage**
- **Useful block-built shed**
- **Sea Views**



Property Photos



Property Photos



Property Photos



Property Photos



Property Dimensions

Stairs to First Floor Landing 3.99m x 1.62m & 3.18m x 1.11m

Accessed via a composite door with glazed panels, this entrance hallway benefits from useful under-stair storage, and a wall cupboard houses the electricals. The flooring has been laid to wood-effect laminate, and the walls are neutrally painted. There is a pendant light fitting to the ceiling along with cornicing. The hallway also benefits from a smoke alarm. Carpeted stairs with a turn lead to the first-floor landing.

Kitchen / Dining Room 5.13m x 4.26m

This L-shaped kitchen is bright and airy and benefits from a selection of white wall and base units with laminate worktops and marble-effect splashback to the dining area. To the kitchen side the splashback is tiled. There is an integrated electric hob with an extractor above and a built-in single electric oven. There is space for an under-counter fridge and freezer. The room boasts a stainless-steel sink with a mixer tap and space underneath for a washing machine. There is also a small additional basin sink with a mixer tap. To the dining side there is full-height and length-built-in storage that also houses the central heating boiler, which was recently installed in 2023. There are two windows to the rear elevation that offer stunning sea views and there is a central heating radiator to the wall. The floor is laid with wood-effect linoleum, and the walls have been painted. To the dining side of the room there is a smoke detector and a carbon monoxide detector above.

Bathroom 2.47m x 1.77m

This bright and modern bathroom benefits from a mains shower over bath with a glass screen. The room is tiled to half height at the sink and toilet area, with the remainder of the room being fully tiled. There is a W.C. along with a pedestal sink with a mixer tap. There is a central heating radiator to the wall, and a light fitting can be found above. An opaque window faces the front elevation.

Lounge 4.45m x 3.55m

This bright lounge benefits from a large window to the front elevation, allowing the room to be flooded with natural daylight. Cupboards beneath the window house the gas meter along with additional storage space. A focal point in the room is the fireplace with a white wooden surround and flag-stone hearth. There is a ceiling light fitting along with cornicing. The room boasts ample power points along with a telephone point and aerial socket. The walls are neutrally painted with a feature ceiling enhancing the character of the room, the flooring is laid to carpet and there is a central heating radiator to the wall.

Stairs to Second Floor Landing 1.80m x 1.76m

A carpeted staircase with a turn leads to the second-floor landing. There is a Velux window to the ceiling allowing natural daylight through. There is a pendant light fitting with a smoke alarm, and a hatch leads to the loft space. The walls are neutrally painted with doors leading to the bedrooms and bathroom.

Bedroom One 3.25m x 3.72m

This bright room benefits from a window to the rear elevation that takes in stunning views over Wick and Wick harbour. The walls have been painted, and carpet has been laid to the floor. The room benefits from a storage cupboard, along with another small storage area. There is a pendant light fitting to the ceiling. There is a central heating radiator to the wall and ample power points can be found throughout.

Bedroom Two 3.72m x 3.19m

This bright room benefits from a window to the front elevation, allowing natural daylight to flood the room. The walls are painted, and the floor is laid with carpet. There is an alcove with storage shelving space. There is a central heating radiator to the wall and a pendant light fitting to the ceiling. The room benefits from one double and one single electric socket.

Property Dimensions

Garden

There is a shared enclosed south facing garden that has mainly been laid to lawn with some mature trees and shrubs. The property also benefits from a useful block built shed that measures to approximately 1.77m x 1.64m

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.



Moving home can be a **Life-changing Experience**

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

Why Choose Yvonne Fitzgerald Properties

- Global exposure of properties through our cutting edge website and major national portals including Rightmove, Prime Location, Zoopla, On The Market, S1 Homes, Nestoria, Trovit and many more.
- Quality colour printed sales particulars with bespoke options and floor plans.
- 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.