

31 Henrietta Street
Wick

Offers Over £66,000

Yvonne Fitzgerald PROPERTIES

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2 BEDS | 1 BATH | 1 RECEPTION



Property **Information**

Yvonne Fitzgerald is delighted to bring to the market this well-presented two-bedroom first-floor flat, set within a popular area of Wick. The property offers spacious accommodation comprising a bright lounge, fitted kitchen, two bedrooms, bathroom and an additional storage room.

The property is accessed via a partially glazed wooden door, leading to a carpeted stairwell and landing with oak internal doors. The bright and generously proportioned lounge features oak flooring, a Caithness flagstone fireplace with an oak mantle and an enclosed coal fire. A large front-facing window allows plenty of natural light, while the ceiling rose and coving add further character. The kitchen is fitted with white high-gloss wall and base units, laminate worktops and oak flooring. An electric hob, oven and extractor hood are provided, with additional space for a washing machine, under-counter fridge and a table with chairs. A large rear-facing window brings natural light into the room.

The property offers two well-proportioned bedrooms, with bedroom one benefiting from a built-in storage cupboard. The bathroom is fitted with a corner bath, separate quadrant shower enclosure, WC and pedestal wash hand basin, together with useful wall-mounted storage. An additional bright storage room completes the accommodation.

Externally, the property benefits from a garden which is mainly laid to lawn and features several mature trees, providing an attractive outdoor space.

Extra **Information**

Services

School Catchment Area is
Noss Primary School / Wick High School

EPC

D

Council Tax Band

A

Tenure

Freehold

Viewing

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

Extras

What3Words: ///purifier.summit.introduce

Key Features

- **Two-bedroom first-floor flat in a popular area of Wick**
- **Spacious and well-presented accommodation**
- **Two well-proportioned bedrooms**
- **Garden mainly laid to lawn**



Property

Photos









Property

Photos









Property
Dimensions

Stairs and Landing 3.93m x 2.96m

Accessed via a partially glazed wooden door, this well-presented stairwell has been carpeted and has a dado rail to half height. There is a central heating radiator, a pendant light fitting and electrical socket. A ceiling hatch allows access to the loft void and oak doors lead to the lounge, kitchen, study, two bedrooms and bathroom.

Kitchen 3.17m x 2.81m

The kitchen benefits from white high-gloss base and wall units with laminate worktops as well as oak flooring. A large rear elevation window allows plenty of daylight in and there is an electric hob, a stainless-steel sink with a drainer, a chimney extractor hood, an oven as well as a central heating radiator, coving and a flush light fitting. Space can be found for a table with chairs, an under-counter fridge as well as a washing machine.

Bathroom 2.12m x 2.99m

This bathroom benefits from a corner bath, WC, a quadrant shower enclosure and a pedestal basin. There is also a wall-mantled cupboard, a central heating radiator and a white towel rail to the wall. Ceramic tiles have been laid to the floor and there is coving, flush light fitting and two windows face the rear elevation.

Storage Room 1.86m x 1.03m

This bright room has a dado rail to half height as well as painted walls and a carpet has been fitted to the floor. There is a window to the front elevation and a pendant light fitting.

Lounge 4.61m x 3.49m

The well-proportioned and bright lounge has white painted walls and oak wooden flooring. A focal pint within this room is the Caithness flagstone hearth and surround as well as an oak mantle. There is an enclosed coal fire as well as coving, an attractive ceiling rose with a drop-down light fitting, a telephone connection point and double sockets. A large window faces to the front elevation and floods the room with natural daylight.

Bedroom One 3.18m x 2.86m

This bedroom has painted walls and a grey carpet has been laid to the floor. There is a large window facing to the front elevation, a central heating radiator, a drop-down light fitting, coving, double sockets and a built-in cupboard provides useful storage space.

Bedroom Two 2.57m x 3.19m

The second bedroom has a fitted carpet and painted walls. There is a large window to the rear elevation, coving, a central heating radiator, a pendant light fitting and double sockets.

Garden

The property benefits from a garden, mainly laid to lawn and featuring several mature trees.



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

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- Drone Photography



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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.