



The Sheiling, Wick

Offers Over £185,000



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3 BEDS | 2 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to present this attractive detached two-bedroom home, offering generous accommodation over two levels with enclosed garden grounds.

The property is entered via a tiled vestibule leading into a spacious hallway with original coving and staircase to the first floor. The bright lounge features a fireplace with wood surround and useful alcove storage, while the well-proportioned dining room benefits from dual-aspect windows and a further feature fireplace. The superb kitchen is fitted with grey wall and base units, complementary worktops and ample space for appliances, with excellent natural light and views to the garden. A utility room provides additional space and leads to a ground floor bathroom fitted with a freestanding bath, WC and basin.

Upstairs, the landing gives access to two double bedrooms, both front facing. The master bedroom benefits from a private ensuite shower room.

Externally, the front garden is laid to lawn with mature hedging and a paved path leading to the entrance and around to the rear. The enclosed rear garden is mainly laid to lawn with established shrubs and includes a garden shed for additional storage

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.



Extra Information

Services

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

EPC

EPC - D

Council Tax

Band - N/A

Tenure

Freehold

Viewing

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

Extras

What3Words: ///meanders.rehearsal.widen

Key Features

- Sought After Location
- Ensuite
- Detached House
- Enclosed Rear Garden With Mature Hedging



Property Photos







Property Photos



Property

Dimensions

Vestibule 1.10m x 0.90m

Accessed via a wooden door, this vestibule benefits from traditional floor tiles, and the walls have been papered. Access to the hallway is through a half-glazed wooden door.

Lounge 4.40m x 3.60m

This bright lounge is well presented. There is a fireplace with a wood surround and tiled mantle. The walls have been papered and the floor has been carpeted. There is a uPVC window to the front elevation that lets in a lot of natural light. This room also benefits from traditional coving, and a flush light fitting and smoke alarm can be found above. In the corner there is an alcove with a storage cupboard below, and there are two central heating radiators on the walls.

Kitchen 6.30m x 3.50m

This superb and bright kitchen has grey wall and base units with laminate worktops and a blue tile splashback. There is a stainless-steel sink with drainer with a mixer tap built into the worktop. This kitchen benefits from an electric cooker with a fourring hob and space for a dishwasher and fridge. The flooring is vinyl, and the walls have been painted neutral. Above there are spotlights, a heat detector and an extractor fan. There is a range of dual-aspect windows that let in a spectacular amount of light and give views into the garden, making this room very welcoming.

Bathroom 3.00m x 1.80m

This bright and spacious bathroom has dual-aspect opaque windows that face the side and rear elevations. The walls have been wooden-boarded to half height, and the remainder has been painted neutral. The flooring has been laid with vinyl. This bathroom benefits from a W.C. and a freestanding bath, and the hand basin has been built into the unit under the side-facing window. Above there are two pendant light fittings, and an extractor fan can also be found. This room also has a storage cupboard, and there is a central heating radiator on the wall.

Hallway 4.40m x 2.20m (Longest & Widest)

This stunning spacious hallway has papered walls, and the flooring is carpet. Above this hallway, benefits from traditional coving as well as a flush light fitting and smoke alarm can be found. There is a carpeted staircase to the first-floor landing, and beneath a cupboard that houses the electrics can be found. Doors lead to a lounge, dining room and kitchen.

Bedroom One / Dining Room 4.40m x 3.60m

This spacious room has dual-aspect windows to the front and side elevations. The flooring has been laid with light blue carpet, and the walls have been painted blue. This room also benefits from traditional coving, and above a pendant light fitting, smoke alarm and a heat detector can also be found. This room also features a fireplace with a wooden surround and white tile mantle. To the side of which there is an alcove with a storage cupboard below. There is also a central heating radiator to the wall.

Utility Room 3.50m x 1.10m

This useful utility room has a laminate worktop, and underneath there is space for a washing machine, and above the gas central heating boiler can be found. There is a small storage cupboard with shelving space and below space for a tumble dryer. The flooring has been laid with vinyl, and the walls have been papered. Above there are two pendant light fittings and a smoke alarm. A door leads to the downstairs bathroom.

Stairs to the first-floor landing 4.40m x 2.20m (Longest & Widest)

A carpeted staircase with a turn leads to the first-floor landing. At the midpoint there is a window that faces the rear elevation. At the top of the landing there is a further window that faces the front elevation. The walls have been papered, and the flooring has been laid to be carpeted. Above there is a flush light fitting, a heat detector and a hatch that leads to the attic space. Doors lead to both bedrooms.

Property

Dimensions

Bedroom Two 3.60m x 3.40m

This bedroom is of good proportions; there is a feature of papered walls, and the remaining walls have been painted. The flooring has been laid to be carpeted. There is a window that faces the front elevation that lets natural light flood in. Above, a pendant light fitting can be found as well as ample power points throughout the room. There is also a central heating radiator on the wall. This room also benefits from an en suite that has been built into a previous storage cupboard.

Bedroom Three 4.40m x 3.60m

This bedroom has a window that faces the front elevation. The flooring has been laid to carpet, and the walls have been papered. There is a pendant light fitting and a central heating radiator on the wall.

Ensuite 3.60m x 0.90m

This useful ensuite benefits from a w.c., a pedestal hand basin with a fitted mirror above, as well as a shower cubicle with a bi-folding door and main showers. The walls have been painted and the flooring has been laid with carpet. Above two pendant light fittings and an extractor fan can be found. There is also a central heating radiator on the wall.

Garden

The front garden has a paved path that leads to the front door; either side has mature hedges and shrubs; the remainder has been laid to lawn. There is a paved path that runs to the side of the house that gives access to the rear garden. The rear garden is enclosed and has a variety of shrubs and hedges at the border. There is a garden shed in the corner, and the majority of the garden has been laid to lawn.

WICK

Property Location

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