



2 Waverley Road Wick

Offers Over £90,000



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3 BEDS | 1 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this attractive three-bedroom semi-detached home, ideally situated in a popular residential area. Offering spacious accommodation over two levels, this well-presented property would make an excellent family home.

On the ground floor, a bright vestibule leads into a generous dual-aspect lounge which benefits from an abundance of natural light and provides a comfortable space for relaxing and entertaining. The well-appointed fitted kitchen offers an excellent range of base and wall units and leads through an attractive archway to the dining room. A useful utility room provides additional storage and access to the rear garden.

Upstairs, there are three well-proportioned bedrooms, all of which benefit from built-in storage. The master bedroom enjoys fitted cupboards and shelving, whilst the second bedroom benefits from mirrored wardrobes. The third bedroom is particularly bright with dual-aspect windows and also features a fitted shower cubicle. A family bathroom completes the accommodation.

Externally, the property enjoys a generous front garden which is mainly laid to lawn, whilst the enclosed rear garden has been designed for ease of maintenance and benefits from a wooden shed and drying area. With spacious accommodation, excellent storage and attractive garden grounds, this lovely home is sure to appeal to a wide range of purchasers.

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 - Noss Primary/Wick High School

EPC

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

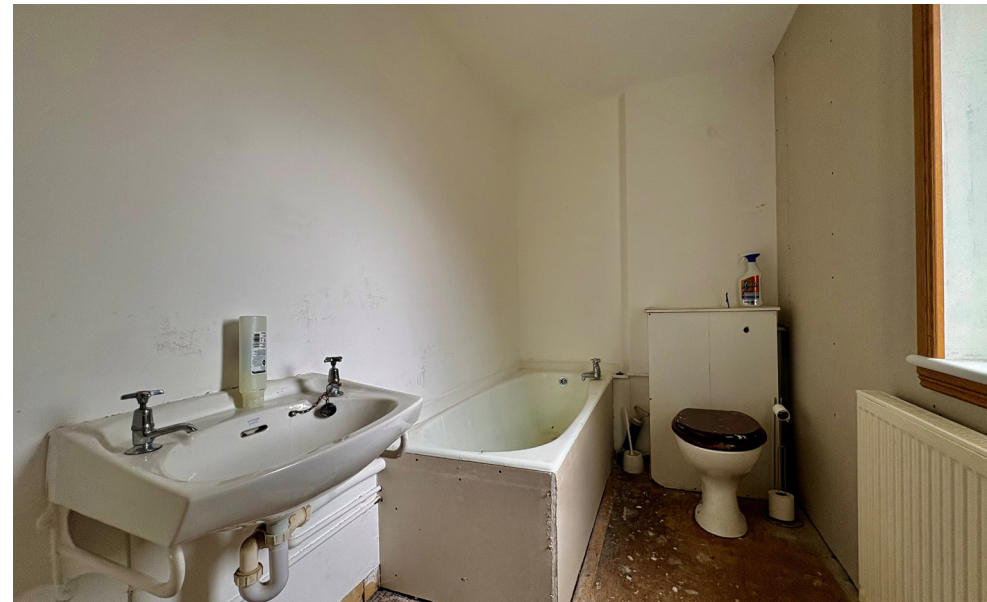
What3Words: [///scorpions.piston.jots](https://www.what3words.com/#!/scorpions.piston.jots)

Key Features

- **Attractive three-bedroom semi-detached home**
- **Bright dual-aspect lounge**
- **Built-in storage to all bedrooms**



Property Photos



Property Photos



Property

Dimensions

Front vestibule 2.66m x 1.41m

Accessed via a hardwood door, the vestibule has a glazed panel to the front elevation. There is a useful storage cupboard, double sockets and beech laminate flooring. Doors lead to the lounge and the kitchen.

Kitchen 3.84m x 2.59m

The well presented white fitted kitchen has a good selection of base and wall units with laminate worktops. There is a Stainless-Steel sink with a drainer, a gas hob and Bosch integrated oven. Space can be found for a dishwasher, there is slate LTV flooring, ceiling downlighters and dual aspect windows. A feature arch leads to the dining room.

Utility Room 1.50m x 2.73m

The spacious utility room has white painted walls as well as a circular basin with a laminate worktop. There is space for a washing machine and tumble dryer. Above the worktop is a wall mounted cupboard. There is also a central heating radiator. A door gives access to the storage cupboard and a hardwood door leads outside. There is also a window to the side elevation.

Bedroom One 2.58m x 4.63

This room has been painted throughout and benefits from beech laminate flooring. There is a pendant light fitting, built in cupboards as well as a recessed shelved alcove. This room benefits from central heating radiator and double sockets.

Lounge 4.72m x 3.66m

The lounge is bright with dual aspect windows. There is a central heating radiator, an electric fire as well as a pendant light fitting. Beech laminate has been laid to the floor and there are also double sockets. Neutral in décor, this is a spacious reception room.

Dining Room 3.09m x 3.62m

Accessed off the kitchen, the dining room benefits from vinyl flooring and has a useful storage cupboard. There are power points and a pendant light fitting. A door leads to the utility room.

Staircase 1.99m x 1.57m

A straight flight staircase leads to the first-floor landing where there is an access hatch to the loft void and a pendant light fitting. Doors lead to the bathroom and bedrooms.

Bedroom Two 2.85m x 2.99m

This spacious room benefits from mirrored fitted wardrobes as well as a built-in cupboard. There is a feature painted wall, solid wooden floorboards as well as a pendant light fitting and central heating radiator.

Property

Dimensions

Bedroom Three 3.67m x 3.67m

This bright room benefits from dual aspect windows. The walls have been painted in white, there is a pendant light fitting as well as double sockets and a central heating radiator. There is a built-in wardrobe, a fitted carpet and also a recessed shower cubicle.

Front garden

The front garden is laid to lawn and occupies a large garden

Bathroom 1.46m x 2.49m

The bathroom benefits from a W.C pedestal basin and cast-iron bath. There is also a central heating radiator and opaque window to the rear elevation.

Rear garden

The rear garden is of low maintenance and laid to concrete with a block wall for privacy. The garden houses a wooden shed as well as a drying green.

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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- 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.