



Broadhaven, Wick

Offers Over £170,000



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3 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this desirable three bed roomed semi-detached bungalow in a popular residential area of Wick. This beautiful home is in excellent decorative order throughout and offers comfortable family living over one level. Internally there is a stylish family lounge which has a large picture window as well as a feature wooden fireplace which creates a focal point within this lovely room. The white fitted kitchen has a freestanding cooker with space for white goods as well as a large table and chairs. There is a well-presented bathroom which has a bath as well as a shower and three double bedrooms, two of which benefit from mirrored fitted wardrobes with hanging and shelf space.

The property is accessed via a large driveway which has off road parking for multiple cars. The front garden is mainly laid to lawn whilst the rear garden benefits from a wooden shed, decking and lawn. There is some hedging, mature trees with the rear garden also benefitting from wooden fencing and a block-built wall.

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.



Extra Information

Services

School Catchment Area is - Noss Primary, Wick High School

EPC

EPC - D

Council Tax

Band - C

Tenure

Freehold

Viewing

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

Extras

What3Words: ///gems.riskiest.suits

Key Features

- **Three Bedroom**
- **Immaculately Presented**
- **Popular Area**



Property Photos



Property Photos



Property

Dimensions

Lounge 3.83m x 4.99m

The stylish lounge has a beautiful feature papered wall and benefits from oak laminate flooring. There is a modern light fitting and a wooden fireplace with a stove style electric fire which creates a focal point within this room. There is coving, power points as well as a storage heater. A picture window with blinds faces the front elevation. This is a bright spacious room.

Inner Hall 3.20m x 1.16m & 1.01m 1.97m

This L-shaped room is bright and benefits from a generous storage cupboard. There is a fitted carpet, a hatch gives access to the loft void and there is also a storage heater. Doors lead to the lounge, kitchen, bathroom and three bedrooms.

Bathroom 1.86m x 2.61m

The bathroom is of good proportions and benefits from a recessed shower, a bath as well as a WC and pedestal basin. Vinyl has been laid to the floor and there is also an extractor fan. This bright room also benefits from ceiling downlighters and an illuminated mirror and has a window to the side elevation. There is a wall mounted cabinet which provides storage. Wet wall has been fitted throughout, including the ceiling.

Bedroom Two 3.40m x 2.50m

This spacious bedroom has a window with blinds to the rear elevation and also benefits from a fitted carpet. There is a pendant light fitting, double sockets and a dimplex panel heater. A feature paper wall adds character to this lovely room which also enjoys an outlook to the rear garden.

Vestibule 1.18m x 1.13m

The neutrally decorated vestibule has a dado rail to half height and benefits from a fitted carpet. There is a flush glass light fitting and a fully glazed door gives access to the inner hall.

Kitchen 2.98m x 4.50m

The immaculately presented kitchen benefits from white high gloss base and wall units with laminate worktops. There is a freestanding cooker with an extractor above as well as space for a washing machine and fridge freezer. This bright room also benefits from a stainless-steel sink with drainer. Grey vinyl has been laid to the floor, there is a triple light fitting and a storage heater. A window faces the rear elevation and a hardwood door gives access to the rear garden.

Bedroom One 3.39m x 2.66m

This tastefully decorated rear facing room has a feature papered wall and a fitted carpet. Mirrored built-in wardrobes with hanging and shelf space provide storage. This bright room also benefits from a pendant light fitting, double sockets, and a Dimplex panel heater.

Bedroom Three 3.82m x 2.90m

Located to the front of this lovely home, this beautiful room benefits from full width mirrored wardrobes which provide excellent storage space. There is a feature papered wall and laminate has been laid to the floor. The window has been dressed with wooden blinds, there is a pendant light fitting, double sockets and a Dimplex wall heater.

Property

Dimensions

Gardens

The property occupies a generous corner plot and is mainly to lawn with some flowers. There is a generous driveway with offroad parking for several cars and the well-maintained rear garden benefits from raised decking, a wooden shed and stone chippings. Mainly laid to lawn the rear garden also benefits from flowers, hedging and mature trees.

Extra Information

All white goods will be included in the sale ie; cooker, washing machine and fridge-freezer.

All fitted floor coverings, curtains and blinds will be included.

The loft has been partially floored and shelved.

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.