



28 Wellington Avenue, Wick

Offers Over £150,000

3 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this lovely semi-detached bungalow, situated in a residential area of Wick. Offering well-proportioned accommodation across one level, together with three bedrooms, attractive sea views and low-maintenance garden.

The welcoming inner hallway provides access to all principal rooms and benefits from two useful storage cupboards. The bright lounge is a particularly appealing space, featuring a large panoramic window to the front elevation which enjoys stunning views over the sea. An electric fireplace provides a focal point, while built-in low-level storage adds further practicality.

The kitchen is fitted with a range of wooden wall and base units, laminate worktops and a tiled splashback. A breakfast bar provides useful seating, while there is space for a freestanding cooker and further appliances. A rear door provides direct access to the rear garden.

The property offers three bedrooms, with the first and second bedrooms overlooking the rear garden, while the third bedroom enjoys beautiful sea views from its front-facing window. The second bedroom is spacious and benefits from generous built-in storage. The accommodation is completed by a well-presented bathroom, fitted with an electric shower over bath, WC and wash hand basin set within a useful storage unit.

Externally, the front garden is finished with low-maintenance stone chippings and complemented by mature shrubs and flowering plants. The rear garden is predominantly paved, with a small area of lawn and a timber storage shed.



Extra Information

Services

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

EPC

E

Council Tax Band

B

Tenure

Freehold

Viewing

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

Extras

What3Words: ///others.nerve.expensive

Key Features

- **Lovely semi-detached bungalow**
- **Sea Views**
- **Bright and spacious lounge**
- **Excellent built-in storage**



Property Photos



Property Photos



Property **Photos**



Property Dimensions

Inner Hallway 4.44m x 3.23m (Longest & Widest)

Accessed through a UPVC door the inner hallway has been wallpapered and the floor has been carpeted. There are two handy storage cupboards with shelf space, a pendant light fitting, smoke detector and a wall mounted electric heater. Doors lead to the lounge, kitchen, bathroom and all bedrooms.

Kitchen 3.38m x 2.76m

The kitchen benefits from wooden wall and base units, laminate worktops and a tiled splashback above the stainless-steel sink. There is a space for a freestanding cooker where an extractor fan has been installed as well as space for a dishwasher or washing machine beside the sink. There is a breakfast bar with a seating area and there is under counter space for a fridge/freezer. A window faces the rear elevation and a UPVC door allow access out to the rear garden.

Bathroom 2.50m x 2.13m

The well-presented bathroom offers partially wallpapered walls with some wood cladding half way. The walls above the sink as well as those around the bath have practical wet wall panelling and the floor has been laid to marble effect vinyl. This room also benefits from an obscure window to the side elevation, a handy storage unit with a fitted mirror above and a sink with a mixer tap along with the WC set into a white unit, providing useful storage space. There is also an electric Opal shower unit over the bath, with the foldable screen as well as a heated towel rail and a three-piece light fitting above.

Bedroom Three 3.62m x 3.37m

This bright bedroom benefits from a large window to the front elevation, which has stunning views over the sea. The walls have been papered and carpet has been laid to the floor. Above there is a pendant light fitting and there is an electric panel heater to the wall. This room also benefits from large built-in storage cupboards and ample power points can be found throughout.

Lounge 4.76m x 4.03m

This welcoming bright room has a large panoramic window to the front elevation which enjoys stunning views over the sea. There is a neutrally-toned wallpaper on the walls with a floral-themed feature wall above the electric fireplace. The floor has been laid to a beige-hued carpet and there are built-in, low level wooden storage cupboards with draws, offering plenty of useful storage space. This bright room also benefits from a flush light fitting, two double wall lights, numerous double sockets throughout, an internet connection point, an electric panel heater and a smoke alarm.

Bedroom One 3.37m x 2.11m

This airy room has wallpapered walls and a fitted carpet as well as a pendant light fitting and coving. There is a large window to the rear elevation and a wall mounted electric radiator.

Bedroom Two 4.39m x 2.71m

Generously proportioned, this spacious bedroom has papered walls and a neutrally-toned carpeted floor, as well as a large window to the rear elevation. There is a pendant light fitting, a smoke alarm, coving, a wall mounted electric heater and ample electric points throughout. This room also benefits from a large storage cupboard with bi-folding doors benefiting from plenty of hanging space. A further small storage cupboard also houses the hot water cylinder.

Garden

Accessed via a side gate, the front garden is laid to low maintenance stones with some mature shrubs and flowering plants.

The rear garden is accessed from the side of this lovely home or the rear pedestrian door. It has been laid mainly to paving slabs, with a small area of lawn and benefits from a timber storage shed.

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.