



Elzy Grove, Staxigoe

Offers Over £120,000



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2 BEDS | 1 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this attractive two-storey semi-detached home, located in the sought-after coastal village of Staxigoe, just a short distance from Wick. Offering spacious and well-presented accommodation throughout, this delightful property is ideal for first-time buyers, families or those looking to enjoy village living close to the coast.

The property is entered through a welcoming hallway which provides access to the principal living accommodation. The bright and generously proportioned lounge is beautifully presented and features an attractive stone fireplace with an enclosed fire, creating a cosy focal point. A large picture window allows natural light to flood the room, enhancing the warm and inviting atmosphere.

To the rear of the property, the spacious kitchen is fitted with an excellent range of maple wall and base units, offering ample storage and workspace. The kitchen leads directly into a superb sun-room, a bright and versatile addition with views over the rear garden and direct access to the patio, providing the perfect place to relax or entertain throughout the year.

Upstairs, the property offers two well-proportioned double bedrooms, both enjoying pleasant outlooks and generous natural light. A useful study provides an ideal home office, nursery or dressing room, adding flexibility to suit a variety of lifestyles. Completing the first floor is a stylish family bathroom, beautifully fitted with a modern vanity unit and a bath with a monsoon shower above.

Externally, the property benefits from attractive garden grounds to both the front and rear. The enclosed rear garden is mainly laid to lawn and features a patio area. A substantial detached garage, currently divided into two sections, offers excellent workshop and storage space and benefits from power, fitted units and an up-and-over door. A generous driveway provides ample off-road parking.

Situated within the popular village of Staxigoe, renowned for its picturesque harbour and coastal walks, this superb home enjoys a peaceful setting while remaining within easy reach of Wick and its excellent range of amenities, schools and transport links.



Extra Information

Services

School Catchment Area is - Noss Primary School / 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: [///contracting.medium.devours](https://www.what3words.com/contracting.medium.devours)

Key Features

- **Attractive two-storey semi-detached home in the sought-after village of Staxigoe**
- **Bright and spacious lounge with feature stone fireplace**
- **Well-appointed kitchen with dining space**
- **Superb sunroom overlooking the private rear garden**



Property Photos



Property Photos



Property Photos



Property Photos



Property

Dimensions

Inner Hall 4.65 x 1.9 m

The bright inner hall is accessed via a partially glazed UPVC door and benefits from a window facing the side elevation. The floor has been laid to carpet and there is a spacious understairs cupboard offering ample storage, a central heating radiator, some coving and a smoke alarm. There are doors leading to kitchen and another one to lounge as well as a staircase giving access to the first floor.

Kitchen 2.35 x 5.65 m

The spacious kitchen benefits from maple base and wall units with laminate worktops. There is a stainless-steel sink with mixer tap and drainer and space for a cooker as well as a washing machine. The flooring has been laid to vinyl and there is a central heating radiator, wall lights and fluorescent ceiling light as well as a few double sockets. A large window with a roller blind facing to the rear elevation. There is some space for a table and chairs and there is a door leading to a superb sun-room.

Top landing 3.22 x 2.28 (Longest & Widest)

A carpeted stairwell leads to the first-floor landing, with papered walls and a fitted carpet and there a large window, facing to the side elevation, which allows plenty of daylight. There is a hatch giving access to the loft void as well as a pendant light fitting and a smoke alarm. There is a built-in storage cupboard and doors give access to two bedrooms, the study and bathroom.

Bedroom One 3.06 x 3.49 m

This airy room has a built-in storage cupboard as well as a central heating radiator, a pendant light fitting and a few electrical sockets. There is a large curtained window to the front elevation and the floor has been laid to carpet.

Lounge 4.67 x 3.63 m

This beautifully presented room is generously-proportioned and featuring an attractive stone fireplace with an enclosed stone fireplace. There is a large picture window, facing to the front elevation and letting in plenty of daylight. There are also pendant light fitting, ambient wall lights as well as power points and a central heating radiator.

Sun room 2.23 x 5.42 m

This exceptionally bright room benefits from the ceiling downlighters, has some wall lights, plenty of wall double sockets and a central heating radiator. Window blinds have been fitted throughout and flooring has been laid to oak laminate. A partially glazed door gives access to the private garden.

Study 1.96 x 1.79 m

The study benefits from a fitted carpet, a pendant light fitting as well as a glazed panel facing to the front elevation. Alternatively, this room will make an excellent dressing room for the first bedroom.

Bedroom Two 3.54 x 3.26 m

Bedroom two has a large window with curtains and faces to the rear elevation. The floor has been carpeted and walls papered. There is a central heating radiator, pendant light fitting as well as a power wall socket.

Property

Dimensions

Bathroom 1.73 x 2.28 m

This beautiful room has a bath with a monsoon shower above it. The basin and WC have been built-in into an oak vanity unit. There is a mirrored wall unit as well as a wall storage cupboard. This room also benefits from a handy towel rail and an opaque window with roller blind, facing to the rear elevation.

Garden

The rear garden is laid to lawn and there is a patio seating area. The garage/workshop is also incorporated in the back garden and there is a large driveway with an off-road parking.

The front garden has also been laid to lawn with some mature plants.

Garage 6.94 x 3.97 m & Workshop 4.71 x 4.94m

This generously-proportioned garage has carpet flooring throughout and is divided into two separate rooms. There are two windows as well as a pedestrian door and an up-and-over door. The garage benefits from wall and base units as well as power and a ceiling fluorescent light.

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.