



Barons Court, Wick

Offers Over £180,000



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3 BEDS | 2 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to present this lovely detached bungalow, set in a quiet residential area of Wick, offering spacious and well-maintained accommodation with attractive garden grounds.

The property is entered via a vestibule leading into a bright L-shaped hallway providing access to all rooms. The generous lounge features a large picture window and a tiled fireplace with gas fire, creating a comfortable and inviting living space. The well-appointed kitchen is fitted with solid wood units and integrated appliances, and flows through to a dining room with double doors opening into a beautiful conservatory. This stunning addition enjoys triple aspect views and provides direct access to the rear garden.

The bungalow offers three well-proportioned bedrooms, all benefiting from built-in storage, along with a family bathroom and a separate shower room, adding to the practicality of the home.

Externally, the front garden is laid to lawn with attractive flower borders and a driveway providing off-road parking for several vehicles. The generous rear garden is mainly laid to lawn with hedging, planting and a charming summer house, creating a peaceful outdoor space.

This appealing home offers comfortable living in a sought-after location and would suit a 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 School / Wick High School

EPC

EPC - D

Council Tax

Band - D

Tenure

Freehold

Viewing

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

Extras

What3Words: ///crunching.ledge.spurned

Key Features

- **Attractive detached bungalow in a quiet residential area of Wick**
- **Spacious and well-maintained accommodation throughout**
- **Well-kept front garden with driveway providing off-road parking for multiple vehicles**



Property Photos



Property Photos



Property Photos



Property Photos



Property Dimensions

Vestibule 1.59m x 1.27m

Accessed via a two-panel glazed door, the vestibule benefits from a glazed panel and a pendant light fitting. A glazed door gives access to a bright hallway.

Lounge 4.35m x 4.80m

This bright room benefits from coving and is of good proportions. A large picture window, which has been dressed with curtains, faces the front elevation and a carpet has been laid to the floor. A focal point within the spacious room is the tiled fireplace with an insert electric fire. There is a triple light fitting and also double sockets throughout.

Dining Room 2.96m x 2.99m

This well-presented room benefits from a triple light fitting as well as a fitted carpet. Double glazed doors give access to the beautiful conservatory; there is a central heating radiator and an electrical socket.

Bedroom One 2.33m x 3.50m

This room has been wall papered and has a window, dressed with curtains, which faces the front elevation. A carpet has been laid to the floor; there is coving and a pendant light fitting. A built in cupboard with both hanging and shelf space, provides storage within the room.

Inner Hall 3.50m x 1.64m & 1.02m x 4.31m

The L-shaped hallway has been wall papered and benefits from two pendant light fittings. A carpet has been laid to the floor; there is a central heating radiator and a deep storage cupboard. There is also a phone point. Doors give access to the lounge, kitchen, bathroom, bedrooms and shower room.

Kitchen 3.82m x 3.08m

This beautiful room benefits from solid wood base and wall units with laminate work tops. There is a stainless-steel sink with a drainer, a whirlpool oven and Laman electric hob with an extractor hood above. Between the units has been tiled and vinyl has been laid to the floor. There is an integral fridge, as well as space for a washing machine. A window with a roller blind faces the rear elevation. A glazed two panel door leads outside and an arch gives access to the dining room. There is also a smoke alarm and heat detector.

Conservatory 4.13m x 3.51m

This beautiful room boasts a central heating radiator, triple aspect views and double-glazed doors which lead out to the generous rear garden, the garden is mainly laid to lawn with flower borders and hedging. There is also an outside water tap and a lovely summer house.

Bathroom 2.95m x 1.58m

The bright bathroom has been tiled from floor to ceiling. There is a bath with a shower above, a WC as well as a pedestal sink with a shelf and mirror above. This room benefits from a central heating radiator, a pendant light fitting and brass toiletry accessories. There is an opaque window which faces the rear elevation.

Property

Dimensions

Bedroom Two 3.27m x 3.69m

This neutrally decorated room benefits from built in Maple furniture. A carpet has been laid to the floor; there is coving as well as a central heating radiator. This room benefits from a pendant light fitting and double sockets throughout. A window which has been dressed with curtains faces the front elevation.

Shower Room 1.03m x 2.15m

This attractive room has a hatch to the loft void and a recessed shower. There is an extractor light, a wall mounted mirror, chrome toiletry accessories and a fitted carpet.

Bedroom Three 2.98m x 3.83m

This rear facing bedroom has been wall papered and a carpet has been fitted to the floor. There is a pendant light fitting, double sockets and a large picture window. Built in furniture provides excellent storage. There is also a central heating radiator.

Front Garden

The front garden has been laid to lawn with flower borders and a path which leads to the front door. There is off-road parking within the driveway for several cars.

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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Buying and selling property is a very people orientated business and good communications are essential for a successful move. In recognising this we have employed an experienced sales team. Our talented team of property specialists are among the most knowledgeable and experienced in estate agency in the Scottish Highlands and are genuinely committed to service with a personal touch. All our staff are excellent communicators and are committed to providing the highest level of care and attention throughout the entire moving process.

We offer the widest range of property services in the vicinity, all under one roof, and will always strive to achieve the best price for your property without being unrealistic.

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- Over 25 Years Experience.
- 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.