



**Roslyn
17 Newton Road
Wick**

**Offers over
£155,000**



- 4 Bedrooms
- Chain free
- Original features
- Terraced house
- Secure garden
- Close to town

This charming 4 bedroom Victorian terraced house, built in 1883, retains many of its original period features. The property benefits from a secure rear garden and is situated on a quiet residential street. Despite its peaceful setting, it is conveniently located within easy walking distance of Wick town centre, which offers a full range of services and amenities expected of a thriving town.

The property layout on the ground floor comprises of a hall, lounge, dining room, inner hall, kitchen/diner, lobby, WC and utility room. First floor: landings, 4 bedrooms and bathroom.

Mains gas central heating and double glazing throughout. Council tax band D and EPC rating D. Home Report and virtual tour through the Pollard Property website, www.pollardproperty.co.uk

What3words: ///softly.inspect.gallons

**Entrance Hall** **6' 7" x 5' 11" (2m x 1.8m)**

Enter through a half glazed hardwood front door into a bright and welcoming hallway. The space boasts a high ceiling adorned with original moldings, enhancing the sense of light and openness. An elegant Victorian staircase, featuring a decorative iron and wooden balustrade, rises gracefully to a split landing before branching to both the front and rear of the property. From the hallway, wood panelled doors lead to the lounge, dining room and an inner hallway.

Lounge **15' 1" x 12' 6" (4.6m x 3.8m)**

A stylish and elegant room featuring a high ceiling, original plaster mouldings, and a classic dado rail. Decorative wood panelling frames a large recessed window overlooking the front garden, allowing natural daylight to flood the space. An open fire, complete with an ornate wooden mantelpiece and a tiled surround and hearth, creates a charming and attractive focal point. Doors open into the entrance hall and kitchen/diner.

Dining Room **15' 1" x 12' 2" (4.6m x 3.7m)**

Another generously proportioned room featuring a high ceiling and a recessed window overlooking the front of the property, allowing for plenty of natural light. The room benefits from a built in cupboard, as well as an alcove with additional shelving and storage. There is ample space to accommodate a dining table with seating for at least eight people, making it ideal for both everyday living and entertaining. Doors access the entrance hall and inner hall.

Inner hall **11' 6" x 3' 3" (3.5m x 1m)**

A connecting space that is used as a cloakroom and has doors to the entrance hall, dining room and kitchen/diner.

Kitchen/Diner **23' 0" x 8' 6" (7m x 2.6m)**

A modern kitchen, neutrally decorated, with internal doors leading to the lounge, lobby, and inner hall. A window and French doors open out to the rear garden, bathing the room in natural daylight. The kitchen is fitted with a range of cream wall and floor units, complemented by Metro tiled splashback and a faux wood worktop incorporating a breakfast bar. Integrated appliances include an electric oven, a 4 burner gas hob, and an overhead extractor hood. A stainless steel sink with drainer is positioned adjacent to the window, and there is additional space for an under counter fridge, as well as a table and seating for at least 4 people.

Rear Lobby **6' 7" x 3' 3" (2m x 1m)**

A connecting space with doors to the kitchen/diner, WC and utility room.

WC **4' 11" x 3' 3" (1.5m x 1m)**

A convenient ground floor WC, internally located and finished in a neutral style. The room features tiled walls, along with a white wash hand basin and WC.

Utility room **10' 6" x 4' 11" (3.2m x 1.5m)**

A further useful and versatile room, with an external door leading to the rear garden, an internal door to the lobby, and a small frosted window allowing in natural light. The space includes a mezzanine level storage area and benefits from plumbing for a washing machine.

Front landing **6' 11" x 3' 3" (2.1m x 1m)**

A landing with an overhead Velux window flooding the space with natural daylight. There are doors to bedroom 1 and 2.

Bedroom 1 **15' 1" x 12' 2" (4.6m x 3.7m)**

A spacious double bedroom, neutrally decorated, featuring 2 recessed areas with built in shelving. A dormer window enhances the room with natural light and includes a built in cupboard beneath, providing useful additional storage.

Bedroom 2 **15' 1" x 12' 6" (4.6m x 3.8m)**

A similarly proportioned double bedroom, neutrally decorated, featuring a built in cupboard and a dormer window overlooking the front of the property. A door leads to an interconnecting space, ideal for use as a walk in wardrobe, which also provides access to the rear landing.

**Rear Landing** **6' 11" x 3' 3" (2.1m x 1m)**

A space flooded by natural daylight by a glazed skylight. It has doors to bedrooms 3 & 4, bathroom and the interconnecting room to bedroom 2.

Bedroom 3 **8' 10" x 8' 10" (2.7m x 2.7m)**

A well-proportioned single bedroom that is neutrally decorated with a window overlooking the rear garden.

Bedroom 4 **9' 10" x 8' 6" (3m x 2.6m)**

A double bedroom that is neutrally decorated with a window overlooking the rear garden which bathes the room in natural daylight.

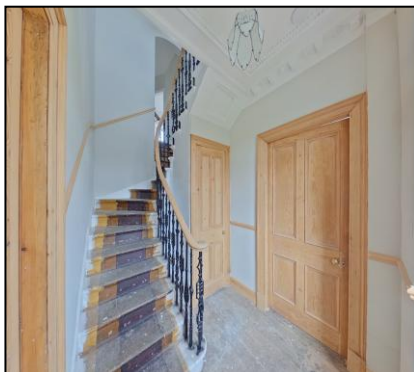
Bathroom **6' 11" x 5' 7" (2.1m x 1.7m)**

A modern bathroom that is stylishly decorated with a frosted window and walls partially clad in tongue and groove panelling. It has a P-shaped white bath with an electric shower and wet wall splashback. This is complemented by a chrome heated towel rail, white toilet and a wash hand basin that is on the recessed window sill.

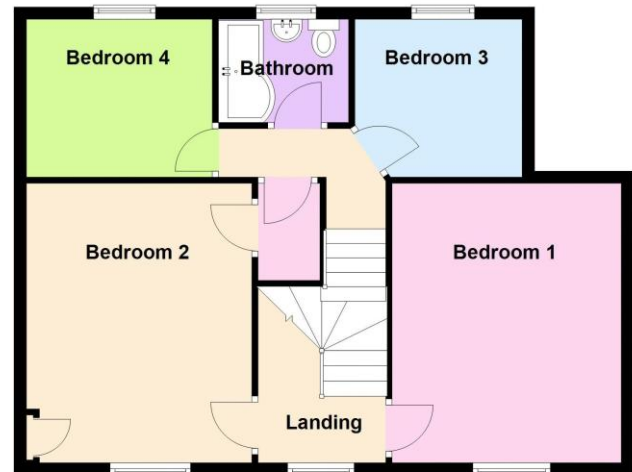
Garden

The front garden retains its original decorative iron railings and gate, with a Caithness stone pathway leading to the front door and neatly dividing the lawn. A paved patio spans the full width of the house. To the rear, the garden is mainly laid to lawn and enclosed by a traditional Caithness dyke wall, offering both character and privacy. It also benefits from 3 wooden sheds.

Please call Pollard Property on 01847 894141 to arrange a viewing.




Ground Floor

First Floor


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