



Breadalbane, Wick

Offers Over £110,000



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3 BEDS | 2 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this stunning terraced period town house in a popular area of Wick. This well-presented home offers flexible and comfortable accommodation over three levels. On the ground floor there is a bright open plan lounge/dining room with built in maple units. This room is “L” shaped and in good decorative order. The beautiful fitted kitchen has built in units with Caithness flagstone worktops as well as integral appliances. There is also a downstairs bathroom which boasts a corner bath, which also has a shower above. A carpeted stairwell leads to the first-floor landing where there are two generous bedrooms, which are both bright and benefit from built in wardrobes. The master bedroom also boasts an en suite shower room. There is also a superb attic room, which is currently used as a bedroom, which is of good proportions. To the rear of the property is a small garden area which has been laid to stone for easy maintenance. Parking can also be found to the front of this delightful home.

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.



Extra Information

Services

School Catchment Area is - Newton Primary, Wick High

EPC

EPC - E

Council Tax

Band -

Tenure

Freehold

Viewing

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

Extras

What3Words: ///impulsave.deed.avoid

Key Features

- **Attic Room**
- **En-Suite**
- **Popular Area in Wick**



Property Photos



Property Photos



Property

Dimensions

Inner Hall 2.16m x 2.37 (Longest & Widest)

A UPVC door with glazed panels gives access to the inner hall. Slate vinyl has been laid to the floor; there is a storage heater and a pendant light fitting. A carpeted stairwell leads to the first-floor landing and a door gives access to the lounge.

Kitchen 2.13m x 2.49m

The beautiful kitchen has maple built in units with Caithness flagstone worktops. There is a stainless-steel sink with a drainer, a hob and single oven. There is an integral fridge and dishwasher, an extractor hood, a fan and a chrome triple light fitting. Stone ceramic tiles have been laid to the floor. There are dual aspect windows to the rear elevation and a storage heater.

Family Bathroom 3.09m x 1.54m

This well-presented room boasts a corner bath with a shower above, a pedestal sink and WC. There is an extractor fan, ceramic floor tiles and a four-light fitting. There is also an illuminated mirror.

Bedroom One 3.82m x 4.12m

This spacious room boasts mirrored fitted wardrobes with hanging and shelf space. A carpet has been laid to the floor, there is a panel heater and double sockets as well as a pendant light fitting. There is also a window with blinds and curtains.

Lounge/Dining Room 4.76m x 7.56m At Longest and Widest

This L shaped room is in good decorative order. There is a window with curtains and blinds to the front elevation, two storage heaters as well as a smoke alarm. There is maple fitted units in the dining area, two chrome light fittings and beech laminate flooring. A door leads to the rear hall and an opening gives access to the kitchen. There is also a phone and TV point.

Rear Hall 2.19m x 1.58m

This bright room has magnolia painted walls, a pendant light fitting and a storage heater. Vinyl has been laid to the floor. Doors give access to the hall and bathroom.

First Floor Landing 1.96m x 1.59m

A carpeted stairwell leads to the first-floor landing where there is a storage heater and a window with blinds to the front elevation. This area of the home has a smoke alarm and doors give access to the two bedrooms.

En Suite 1.98m x 1.65m

This well-presented room has magnolia painted walls and benefits from a shower cubicle, a close coupled WC and pedestal sink. There is a shower light, an extractor fan, ceramic floor tiles, a pendant light fitting and a wall mounted heater.

Property

Dimensions

Bedroom Two 3.68m x 2.86m

This bright room has papered walls and a fitted carpet. This room has coving, a built-in wardrobe and a panel heater. A window with a roller blind can be found to the rear elevation. There is also a pendant light fitting. Stairs lead up into the spacious attic bedroom which is located on the second floor.

Attic Bedroom Three 7.49m x 2.95m

This generous room has two velux windows with blinds to the rear elevation. The walls have been painted magnolia and there is a fitted carpet. It benefits from a phone point, double sockets as well as ceiling downlighters. There are also attic storage cupboards a panel heater and a smoke alarm.

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.