



**20 Vanisttart Street,
Wick**

Offers Over £88,000



01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

2 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this well-presented two-bedroom semi-detached home. Offering bright and comfortable accommodation over two levels, together with a rear garden and detached garage, this attractive property would make an ideal first-time purchase or family home.

The accommodation is entered through a welcoming hallway which provides access to the principal living areas. The spacious lounge is a particularly bright room, benefitting from dual aspect windows that allow natural light to flood in throughout the day, while a central tiled fireplace creates an attractive focal point and adds warmth and character to the space.

To the rear of the property, the kitchen is fitted with a range of wall and base units, integrated cooking appliances and ample workspace, with plenty of room for additional white goods. A rear door provides direct access to the enclosed garden.

Upstairs, the property offers two generous double bedrooms, both benefiting from excellent built-in storage. The family bathroom is of particularly good proportions and features a spacious walk-in shower, vanity storage unit and wet wall panelling.

Externally, the property enjoys a rear garden together with a detached block-built garage providing, storage or workshop space.

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 - Newton Park Primary School / Wick High School

EPC

D

Council Tax

A

Tenure

Freehold

Viewing

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

Extras

What3Words: ///sized.declining.beams

Key Features

- **Well-presented two-bedroom semi-detached home**
- **Bright and spacious accommodation over two floors**
- **Gas central heating**



Property Photos



Property Photos



Property Photos



Property Dimensions

Hallway 2.15 x 1.23

The bright hallway is accessed via the front door with an obscure glazed panel to the side, allowing natural light in. There is a functional and generously sized, full height storage cupboard, measuring 1.23 x 1.19 m offering some useful shelf space, power points and housing the electrics. The walls are papered in neutral tone, there is a pendant light fitting, a sizable central heating wall radiator and a smoke alarm. There are two doors, one leading to the lounge, another to the kitchen and the stairs can also be accessed from here. The floor in the hallway as well as the stairway have been laid to a warmly coloured practical patterned carpet.

Kitchen 3.99 x 3.53 m (Longest & Widest)

The kitchen is equipped with wall and base units, with laminate worktops with the tile splashback. There is a stainless-steel sink with a drainer, integral oven and a hob. There is ample space for a washing machine and a tumble dryer as well as plenty storage space. There is a central heating radiator, a fluorescent light fitting and a heat detector. A window to the rear elevation provides abundant light to this room, there is also a back door, giving access to rear garden. The walls and ceiling are papered in neutral tones and the floor laid to wood-effect vinyl.

Bathroom 2.10 x 3.71 m

The airy bathroom offers a spacious walk-in shower enclosure, with a Triton electric shower, a WC as well as a basin built into unit with some storage space and a fitted mirror above. There is a sensible wet wall panelling of tranquil tones right around, an opaque window to rear elevation and the floor has been laid to wood-effect vinyl. There is a central heating radiator and a pendant light fitting.

Bedroom Two 4.53 x 2.44 m (Longest & Widest)

This generously-sized bright room offers two handy built-in storage cupboards with ample hanging space, a central heating radiator and a pendant light fitting. There is a window to the front elevation, allowing plenty of light into the room. The walls are papered in neutral colour and the floor is carpeted.

Lounge 5.17 x 3.18 m

This airy room is filled with daylight, courtesy of a dual aspect windows. There are two pendant light fittings on the ceiling, a smoke alarm and two central heating radiators. The walls, papered in neutral tones and earthy-toned carpet lends feelings of warmth and comfort. Some coving adds on cosiness to the room and a centrally positioned tiled fire place creates a great feature point.

Stairs to Top Landing 3.85 x 3.20 m

A straight carpeted stairway leads to the top landing. The walls are neutrally papered right through and there is a central heating radiator, a pendant light fitting, a smoke alarm and a hatch to the attic space. The landing also benefits from a window facing the rear elevation and there are doors leading to bedrooms and the bathroom.

Bedroom One 3.85 x 3.20 m (Longest & Widest)

This well-proportioned room has carpeted floor and neutrally papered walls as well as a central heating radiator and a pendant light fitting. There is an in-built wardrobe with plentiful hanging and shelf space as well as an airing cupboard, housing a hot water cylinder and more shelving. A window facing to the front elevation makes this room feel airy and inviting.

Garage 5.25 x 3.71 m

The garage is block built, with a concrete floor and an “up & over” door to the front. There is also a pedestrian timber door, which can be conveniently accessed from the rear.

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.



Moving home can be a **Life-changing Experience**

Moving home is not complicated but it can be a daunting prospect and we recognise that your home is probably the largest single investment you will ever make.

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.

Our aim is simple: to provide the best possible service, assist you from start to finish and communicate regularly throughout the whole process – whatever your property matter

Why Choose Yvonne Fitzgerald Properties

- Global exposure of properties through our cutting edge website and major national portals including Rightmove, Prime Location, Zoopla, On The Market, S1 Homes, Nestoria, Trovit and many more.
- Quality colour printed sales particulars with bespoke options and floor plans.
- Comprehensive database of applicants matching quality sellers to buyers
- 360 Virtual Matterport Tour with doll house view, measuring tool and 3d floor plan.
- Top three selling agent in the Highlands in 2021 and 2022 for number of properties sold.
- Largest independent estate agency in the Highlands.
- No upfront fees.
- All calls and emails monitored out of hours.
- We oversee the whole sales process from start to finish.
- 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.