

41 Argyle Square
Wick

Offers Over £155,000

Yvonne Fitzgerald
PROPERTIES

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4 BEDS | 4 BATH | 1 RECEPTION



Property **Information**

Yvonne Fitzgerald is delighted to bring to the market this beautifully presented mid-terraced four-bedroom maisonette, set within a popular area of Wick. The property offers spacious and versatile accommodation, comprising a lounge, kitchen, dining room, four bedrooms and four en-suite shower rooms. Further benefits include gas central heating, an enclosed garden and an outbuilding fitted with power, lighting, a sink and storage units.

The property is entered through a front vestibule, which provides two useful storage cupboards and a carpeted staircase leading to the first floor. The welcoming landing gives access to the main living accommodation, including the well-presented lounge, which features an attractive wooden fireplace with a cast-iron tiled surround, a feature papered wall and useful built-in storage.

The kitchen is fitted with beech wall and base units, black laminate worktops and a matching splashback. Appliances include an integrated oven, gas hob and extractor, with additional space for a fridge freezer and washing machine. A separate dining room, which could also be used as a second bedroom, provides further flexibility and benefits from its own en-suite shower room.

The first floor also accommodates the principal bedroom, which features a stylish finish, built-in storage and an en-suite comprising a shower enclosure, WC and wash hand basin. A further staircase leads to the second floor, where two additional well-proportioned bedrooms can be found, both benefiting from Velux windows and their own en-suite shower rooms.

Externally, the property benefits from an enclosed garden featuring a variety of mature flowering plants, shrubs and trees, creating an established outdoor space. There is also a substantial shed, which has been plaster boarded internally and benefits from a new roof, ceramic flooring, power, lighting, a water heater, base and wall units, and a sink with drainer.

Extra **Information**

Services

School Catchment Area is
Newton Park Primary School / Wick High School

EPC

C

Council Tax Band

B

Tenure

Freehold

Viewing

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

Extras

Key Features

- **Mid-terraced four-bedroom maisonette**
- **Gas central heating**
- **Enclosed garden with mature planting**
- **Shed**



Property

Photos









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Property
Dimensions

Front Vestibule 1.77m x 1.79m

Accessed via a hardwood door, the vestibule has white painted walls and ceramic tilled floor. There are two storage cupboards, one houses the electric consumer unit. Also, there is an emergency light fitting as well as ceiling downlighters and a carpeted staircase leads to the first floor.

Top Landing 1.98m x 1.56m

This welcoming area has a grey fitted carpet as well as double sockets and a pendant light fitting. Doors open in to the beautiful lounge, bedroom, kitchen and the dining room / second bedroom. A carpeted staircase leads to the second floor.

Lounge 3.52m x 4.69m

The well-presented lounge has a feature papered wall and oak vinyl flooring. There is coving, pendant light fitting, an aerial point as well as a pendant light fitting. A focal point within this room is the attractive wooden fireplace with a cast iron tiled surround. The lounge also benefits from a central heating radiator, a built-in cupboard offering storage and a rear elevation facing window.

Kitchen 3.51m x 2.19m

This tastefully decorated kitchen benefits from beech base and wall units with black laminate worktops and a matching splash back and the floor has been laid to laminate. There is a stainless-steel sink with a drainer, a central heating radiator and a central heating boiler. A useful built-in cupboard offers storage and there are an integrated oven and a gas hob with an extractor above. This kitchen also benefits from a triple light fitting, coving and a hatch allows access to the loft void. A window faces the rear elevation and there is also a space for a fridge freezer as well as a washing machine.

Bedroom One 3.28m x 4.62m

The stylish bedroom has laminate flooring and a feature papered wall. An integrated cupboard provides storage and there is a pendant light fitting, central heating radiator as well as numerous double sockets. There is a window facing the front elevation and a door leads to the en-suite.

Bedroom One En-suite 1.82m x 2.23m

The en-suite benefits from a shower cubicle as well as a WC and pedestal basin. There is also a central heating radiator, a wall mirror, an extractor fan and a flush glass light fitting. Vinyl has been laid to the floor and a useful storage cupboard has been in built under the window. A window faces the front elevation.

Dining Room / Bedroom Two 2.49m x 4.64m

This bright room has white painted walls and benefits from laminate flooring. There is coving, a telephone connection point, a central heating radiator to the wall and a triple light fitting. A cupboard provides storage and a door gives access to the en-suite.

Bedroom Two En-suite 1.5m x 1.77m

The en-suite walls have been partially tiled and the floor has been laid to vinyl. There is a shower enclosure, a WC, a pedestal basin and coving. This room also has an extractor fan, flush light fitting, central heating radiator as well as a shaving point and a wall-mounted mirror.

Property
Dimensions

Stairs and Second Floor Landing 1.31m x 3.98m

This area of the home has white painted walls and oak laminate flooring. There is a feature chrome and glass light fitting. A window faces to rear elevation and there is a central heating radiator. Doors give access to two en-suite bathrooms.

Bedroom Three En-suite 1.56m x 2.01m

The bright bathroom has white painted walls and vinyl has been laid to the floor. The room benefits from a wall mounted basin, a WC and a shower enclosure, an extractor fan, ceiling downlighter as well as a central heating radiator, a wall-mounted mirror with a shaving point close-by and a large Velux window.

Bedroom Four En-suite 1.58m x 2.00m

The immaculately presented en-suite is equipped with a shower enclosure, wall-mantled basin and a WC. The floor has been laid to practical vinyl and there is a Velux window facing to the front elevation. There are also extractor fan and ceiling downlighter as well as a shaver point.

Shed 4.32m x 2.02m

The shed has been plaster boarded out and benefits from a new roof as well as ceramic flooring. There is a water heater, power and light as well as base and wall units and a sink with a drainer.

Bedroom Three 2.52m x 4.69m (Longest & Widest)

This room is of good proportions. There is a grey fitted carpet, white painted walls and a front facing Velux window floods the room with natural daylight. There is a central heating radiator, a pendant light fitting and double sockets. A door gives access to the en-suite shower room.

Bedroom Four 3.29m x 4.73m

This generous double room benefits from a grey fitted carpet and white painted walls. There is a central heating radiator, a pendant light fitting and a front-facing large Velux window. There are ample double sockets and a door leads to an en-suite shower room.

Garden

The property benefits from an enclosed garden featuring a variety of mature flowering plants, shrubs and trees, providing an established and attractive outdoor space.



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.