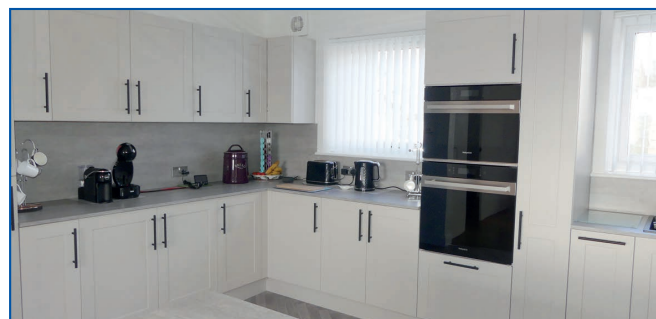




solicitors • estate agents

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## 9 WHITEHOUSE PARK, WICK

Enjoying a superb open outlook across Wick Bay, harbour and marina is this beautiful five-bedroom home with attractive terraced garden and garage. Situated in an elevated location the property is excellently placed being within comfortable walking distance to the town centre. Flat roofs have been replaced and recently installed cavity wall installation, solar panels and uPVC double glazed windows and doors all add to the appeal of the property. With oil central heating most rooms take advantage of the lovely outlook and accommodation comprises entrance hall with fitted storage, convenient WC and open plan staircase to the first floor. From here double doors open into the living room with wide box window, which in turn offers triple doors leading into the spacious open plan dining room and newly fitted Ashley Ann kitchen. An impressive and generous family room boasts glazed panels and double doors that lead onto the terrace providing an excellent outlook. Also to this floor is a contemporary fitted shower room with Ashley Ann suite, study, double bedroom and utility room. Upstairs are four bedrooms, two of which offer fitted storage, and a family bathroom. The well-designed and landscaped terraced garden is sure to appeal with expansive patio areas ideal for entertaining. With stunning vantages this generous family home offers flexible living accommodation and viewing is highly recommended.

**OFFERS OVER £275,000**

### Hallway **4.42m x 2.38m 13'10" x 7'9"**

UPVC front door with decorative glazed panel and window to side. Hard wood flooring with open plan staircase to first floor. Radiator. Two storage cupboards, one of which has fitted shelving. Glazed double door and side panel to living room.

### Living Room **5.47m x 5.24m 17'11" x 17'2" max**

Box window to front. Two radiators. Hard wood flooring. TV point and sky connection. Wall mounted electric fire with Caithness stone hearth and surrounding fitted shelving. Triple folding doors to dining room.

### Dining Room **3.73m x 3.6m 12'3" x 11'10"**

Hard wood flooring. Radiator. Plate rail. Picture window to front. Open plan in design to the kitchen.

### Kitchen **4.62m x 3.02m 15'1" x 9'11"**

Recently fitted Ashley Ann kitchen with various eye and base level units, work top space and splash back. Double sink with drainer. Integrated Hotpoint oven and microwave at eye level. AEG combi induction hob with fitted extractor. Integrated fridge freezer and dishwasher. UPVC lined ceiling with spotlights. Wood effect vinyl flooring. Twin windows to front. Extractor.

### Side Vestibule

Partially glazed door from kitchen. Coat hooks to wall. UPVC exterior door with decorative glazed panel. Tile effect vinyl flooring. Door to utility room.

### Utility Room **3.64m x 2.16m 11'11" x 7'1" max**

Fitted shelving with work top space. Boiler. Services for washing machine, space for tumble dryer. Tile effect vinyl flooring. Glazed door and full height glazed panel to side. Clothes pulley to ceiling.

### WC **1.84m x 0.89m 7'9" x 2'11"**

Back to wall WC. Wash hand basin. Radiator. Window to front. Tile effect vinyl flooring.

### Lobby **2.19m x 0.92m 7'2" x 3"**

Glazed door from hallway. Hard wood flooring.

### Shower Room **2.19m x 1.96 7'2" x 6'5"**

Modern Ashley Ann fitted shower room with large shower enclosure with wet wall and electric Myra shower. Vanity unit with counter top wash hand basin and mixer tap. WC with push top flush. Radiator. Tile effect vinyl flooring. UPVC lined ceiling with spotlights and extractor.

### Bedroom **3.61m x 3.55m 11'10" x 11'8"**

Window to rear. Hard wood flooring. Radiator. Fitted shelving to wall. Telephone point. Two fitted storage cupboards with fitted shelving and hanging rail.

### Study **3.02m x 2.35m 9'11" x 7'8"**

Window to front. Radiator. Hard wood flooring. Fitted book shelving to walls.

### Family Room **6.71m x 5.86m 22" x 19'2" max**

Double glazed sliding door with large glazed full height panel to side. Combination of carpet and vinyl flooring. TV and telephone point. Two radiators. Full height glazed panel to the front.

### Landing

Hard wood flooring. Storage cupboard. Window to stairs. Hatch access to the loft.

### Bedroom 1 **4.28m x 3.59m 16'10" x 11'9"**

Window to side with far reaching views across town to the surrounding countryside. Various access points to eaves offering excellent storage. Hard wood flooring. Fitted storage cupboards with fitted drawers, shelving and hanging rails. Fitted spotlight bracket to wall with dimmer switch. Radiator.

### Bedroom 2 **4.28m x 3.59m 16'10" x 11'9"**

Window to side with far reaching sea and coastal views to the North Baths. Fitted wardrobes with drawers, hanging rail and shelves. Fitted vanity unit with mirror and base level unit. Telephone point. Various access points to eaves offering excellent storage. Hard wood flooring. Fitted spotlight bracket to wall with dimmer switch. Radiator.

### Bedroom 3 **2.78m x 2.7m 9'1" x 8'10"**

Window to rear. Hard wood flooring. Radiator.

### Bedroom 4 **2.78m x 2.7m 9'1" x 8'10"**

Window to rear. Hard wood flooring. Radiator.

### Bathroom **2.38m x 1.4m 7'9" x 4'7"**

Bath. Wash hand basin set in tiled surround with unit below. Partially tiled walls. Back to wall WC. Twin windows to front. Vinyl flooring. Extractor. Radiator.

### Double Garage **6.68m x 6.9m 21'11" x 20'**

Electric up and over door. Pedestrian door to side. Fitted shelving. Water and power.

### Garden

The property is surrounded by garden grounds with the rear terraced garden boasting raised patios from where to enjoy the outstanding views, and an area of lawn bordered with shrubs and incorporating as drying area. The front garden has a small area of lawn, bordered with flowers and shrubs, and a paved pathway wraps around the property and leads to the garage.

### General Information

The floor coverings, some curtains and blinds as fitted are included in the sale. There is also a fitted alarm and security lights fitted. Home Report available from [property@youngrob.co.uk](mailto:property@youngrob.co.uk).

### Council Tax

The subjects are in band E. The Council Tax Band may be re-assessed by the Highland Council when the property is sold. This may result in the Band being altered.

### EPC

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### Postcode

KW1 4NX

### Entry

By arrangement.

### Viewing

By arrangement with our Thurso Office.

### Price

Offers over £275,000 should be submitted to our Thurso Office.

### Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.

### Location

Wick, one of the two main towns of the district has the County General Hospital, supermarkets, professional, medical and educational facilities. From Wick there are regular bus and rail services south and from Wick airport, there are regular scheduled air services. Inverness is approximately two hours' drive.



*Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.*

*The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers should verify the particulars on their visit to the property and note that the information given does not obviate the need for a full survey and all appropriate enquiries.*