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Young Robertson & Co.

REDUCED £30,000 BELOW VALUATION



24 COACH ROAD, WICK

Terraced six bedroom property with three reception rooms and a walled garden to the rear. Benefits from gas central heating and a mixture of double and single glazing. In need of some upgrading, the accommodation consists of lounge, dining room, family room, kitchen, utility room and sun room on the ground floor, three bedrooms and a bathroom on the 1st floor and a further three attic bedrooms on the upper floor. There is a walled garden to the rear which backs onto Green Road Park, laid mainly to grass with trees, fruit trees, shrubs and a good sized wooden shed. Viewing is recommended to appreciate the size and potential of this property.

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OFFERS AROUND £90,000

Front Hall

Half glazed Upvc door with half glazed side panel. Solid wood flooring. Stairs to upper floor. 15 pane door to lounge. Double radiator Open doorway to middle hallway with glazed panels to either side.

Lounge 4.49m x 3.29m 14' 8" x 10' 9"

Gas fire set in ornate surround with wooden mantle. Window to front. Double radiator. Recessed alcove with shelves and cupboards below. Carpeted. T.V. point.

Middle Hall 2.36m x 2.12m 7' 9" x 6' 11"

Large storage cupboard housing electrics. Open doorway to family room. 15 pane door to dining room. Coat pegs to wall. Solid wood flooring. B.T. point.

Dining Room 4.47m x 2.93m 14' 8" x 9' 7"

Window to front. Fireplace with wooden mantle and connection for a gas fire. Recessed bookcase. Double radiator. Carpeted. T.V. point.

Family Room 4.39m x 2.93m 14' 4" x 9' 7"

Window to side. Two windows facing into sun room. Double radiator. Solid wood flooring. Open archway to kitchen. Half glazed door with half glazed side panel to sun room.

Sun Lounge 3.89m x 2.16m 12' 9" x 7' 1"

Carpeted. Door to rear garden.

Kitchen 2.45m x 2.26m 8' 00" x 7' 5"

Base units with fitted worktops. Stainless steel sink with mixer tap. Range sized duel fuel cooker with 5 gas burners and two electric ovens. Tiled splashback. Door to utility room.

Utility Room 4.40m x 1.79m 14' 5" x 5' 10"

Two larder cupboards fitted with shelves. American style fridge/freezer. Washing machine and freezer. Heating boiler fitted to wall. Radiator. Vinyl flooring. Door to W.C. Door to rear garden.

W.C. 1.83m x 0.80m 6' 00" x 2' 7"

W.C. and handbasin. Half tiled walls. Mirror fitted to wall. Opaque window facing to rear.

Stairs to 1st floor landing

Fitted with handrail. Carpeted. Landing fitted with laminate flooring.

Bedroom 1 4.49m x 3.10m 14' 8" x 10' 2"

Window facing to front. Double radiator. Laminate flooring.

Bedroom 2 4.50m x 3.15m 14' 9" x 10' 4"

Window facing to front. Double radiator. Carpeted.

Bedroom 3 4.41m x 2.95m 14' 5" x 9' 8"

Glazed entrance door. Three windows, two facing to rear and one to side. Double radiator. Carpeted.

Bathroom 3.41m x 2.27m 11' 2" x 7' 5"

Four piece suite comprising bath, W.C., handbasin and fully tiled shower enclosure with mains fitted shower. Towel holder and shelf fitted to wall. All walls half tiled. Window facing to front Radiator. Laminate flooring.

Open Room 2.45m x 2.45m 8' 00" x 8' 00"

Opaque window facing to rear. Radiator. Laminate flooring. Stairs to upper floor with small window to side.

Stairs to upper landing

Uncovered stairs to upper landing which is fitted with a velux window and has a door to the attic rooms.

Bedroom 4 4.09m x 2.48m 13' 5" x 8' 1"

Coombed ceilings. Velux window. Double radiator. Carpeted.

Bedroom 5 3.10m x 2.11m 10' 2" x 6' 11"

Coombed ceilings. Small window to front. Radiator. Carpeted.

Bedroom 6 4.13m x 4.06m 13' 6" x 13' 4"

Velux windows to either side of the coombed ceilings. Blocked up fireplace. Double radiator. Carpeted.

Garden

Walled garden to rear laid mainly to grass with shrubs, trees, an apple tree, pear tree and cherry tree. Good sized wooden shed. Gate to Green Road Park from the rear of the garden.

General Information

The floor coverings and blinds as fitted are included in the sale. Home Report available from wick@youngrob.co.uk

Council Tax

The subjects are in band D. 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 Rating

E

Postcode

KW1 4HA

Entry

By arrangement with our Wick office.

Viewing

By arrangement with our Wick office.

Price

Offers Around £90,000 should be submitted to our Wick 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.



