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# Young Robertson & Co.



## 26 HUDDART STREET, WICK

Spacious three bedroom end terraced property which retains some original features with garden to the rear. Benefits from mains gas central heating and uPVC double glazing throughout. Accommodation which is spread over three floors comprises lounge, kitchen/diner, three bedrooms and bathroom, all of which are good sized rooms. Situated close to local amenities this is an ideal family home.

**FIXED PRICE £89,950**

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### Vestibule

**1.83m x 1.46m 6' 00" x 4' 9"**

Partial glazed solid composite rockdoor entrance door with glass panel above giving natural daylight. Original tiled floor. Door to large under stair storage cupboard with a window facing to front and housing electrics. Radiator. Half glazed door to hallway.

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### Hallway

Original tiled floor. Doors to lounge and kitchen/diner. Stairs to upper floor. Coat hooks fitted to wall.

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### Lounge

**4.52m x 3.58m 14' 10" x 11' 9"**

Multi-fuel burner set on a stone hearth with tiled back and wooden mantle. Window to front with wood panelling surround. Shelved alcove. Radiator. T.V. point. B.T. point. Carpeted.

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### Kitchen/Diner

**5.90m x 3.55m 19' 4" x 11' 8" at widest.**

Wall and base units with fitted worktop and tiled splashback. Fitted electric oven. Fitted ceramic hob with stainless steel cooker hood above. Stainless steel sink with mixer tap. Washing machine below worktop. Two windows facing to rear and Two radiators. Laminate flooring. Dining area. Upvc door with half opaque glazing to rear garden. Heating boiler to wall.

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### Stairs to 1st Floor

Carpeted with window facing to front. Carpeted landing. Radiator.

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### Bedroom 1

**4.55m x 3.61m 14' 11" x 11' 10"**

Window facing to front with wood panelled surround. Radiator. Carpeted.

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### Bathroom

**3.88m x 2.68m 12' 8" x 8' 9" at widest.**

Three piece suite comprising bath with shower head attached and tiled walls, W.C. and handbasin. Mirrored cabinet to wall. Radiator. Laminate flooring.

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### Stairs to top landing

Carpeted. Window facing to front. Carpeted landing. Radiator. Hatch to attic space.

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### Bedroom 2

**4.75m x 3.65m 15' 7" x 12' 00"**

Large cupboard fitted with shelves. Window facing to front. Radiator. Carpeted.

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### Bedroom 3

**3.86m x 2.69m 12' 8" x 8' 10" at widest.**

Window to rear overlooking the garden. Radiator. Carpeted.

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### Garden

Garden to rear laid mainly to grass with paved area and a garden shed.

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### General Information

The floor coverings and blinds as fitted are included in the sale. Home Report available from [wick@youngrob.co.uk](mailto:wick@youngrob.co.uk)

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### Council Tax

The subjects are in band C. 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.

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### EPC Rating

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### Postcode

KW1 5AZ

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### Entry

By arrangement with our Wick office.

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### Viewing

By arrangement with our Wick office.

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### Price

Fixed Price £89,950 should be submitted to our Wick office.

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### Office Hours

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

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### 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.*





