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THE GABLES, 5 TOLBOOTH LANE, WICK

A very fine example of a townhouse that retains a number of original features, located in the very centre of the town and boasting large grounds that consist of landscaped gardens, large area of offroad parking and a stone outbuilding. The property benefits from mains gas central heating and Upvc double glazing throughout. The spacious accommodation which sits on three floors comprises lounge, kitchen/diner, five double bedrooms, wet room, bathroom and a boiler room. There are walled landscaped garden grounds to the rear along with a greenhouse which leads onto a large offroad parking area which can be accessed by its own private driveway. There is a stone outbuilding to the side, which has an access from the house as well as double doors to the front of it, which could be utilised for a variety of purposes. There is also a stone shed to the front of the property along with a raised flower border. Viewing is recommended to appreciate all that this hidden gem of a property has to offer as a large family home. It also has the potential to be run as a B & B with the necessary permissions.

OFFERS OVER £165,000

Hallway

Partial glazed double wood entrance doors. 15 pane opaque glazed door to hallway. Carpeted. Radiator.

Bedroom 1 **4.69m x 4.04m 15' 4" x 13' 3"**

Deep facings and skirtings. Window facing to front with fixed wood shuttering to either side. Alcove with cupboard below. Handbasin to wall. Radiator. Carpeted.

Bedroom 2 **4.52m x 3.98m 14' 10" x 13' 00" at widest.**

Deep facings and skirtings. Window facing to front with fixed wood shuttering to either side. Double radiator. Handbasin to wall. Fitted towel rail. Carpeted.

Wet Room **2.21m x 1.76m 5' 9" x 7' 3" at widest.**

Tiled floor and fully tiled walls. Electric Mira shower fitted to wall and drain to floor. W.C. and handbasin with fitted mirror and shelf above. Wall lights. Fitted towel rails. Radiator.

Staircase

Carpeted with carpeted landing to 1st floor. Radiator. Window facing to rear giving natural daylight. Carpeted stairs to carpeted 2nd floor landing with velux window to ceiling giving natural daylight.

Bedroom 3 **4.70m x 4.07m 15' 5" x 13' 4"**

Window facing to front. Carpeted. Radiator. Handbasin with fitted cabinet above.

Bathroom **2.73m x 1.45m 8' 11" x 4' 9"**

Three piece suite comprising bath with electric fitted shower above, W.C. and handbasin. Fully tiled around the bath. Wood lined walls to ¾ height and wood lined ceiling. Radiator. Fitted towel rails. Opaque window to front with deep sill. Radiator. Vinyl flooring.

Lounge **4.62m x 4.12m 15' 2" x 13' 6"**

Glazed 15 pane door to lounge. Open cast iron fireplace with wooden mantle and tiled hearth. Original cornicing and ceiling rose. Window facing to front. Radiator. Carpeted. Opaque glazed 15 pane door to kitchen/diner.

Kitchen/Diner **5.44m x 5.56m 17' 10" X 12' 10" at widest.**

Large room which has a partial wall separating two separate dining areas from the open plan kitchen which also has a breakfast bar. Wall and base units with fitted worktops, splashback and breakfast bar. One and a half bowl ceramic sink with mixer tap. Electric cooker with ceramic hob. Windows facing to rear. Window facing to side and half glazed opaque door to rear garden. Door to outbuilding. Half wood lined walls to dining area. Space below worktop for washing machine, fridge and freezer. Two radiators. Vinyl flooring.

Boiler Room **2.76m x 1.39m 9' 1" x 4' 7"**

Housing a boiler and water tanks. Shelving to wall. Window facing to front. Carpeted.

Bedroom 4 **4.67m x 4.06m 15' 4" x 13' 4"**

Window facing to front. Handbasin to wall with vanity unit above. Radiator. Carpeted.

Bedroom 5 **4.62m x 4.10m 15' 2" x 13' 5"**

Window facing to front. Handbasin to wall with splashback and fitted shelf. Radiator. Carpeted.

Stonebuilt outbuilding **7.58m x 4.11m 24' 10" x 13' 5"**

Two storey outbuilding which could be converted into accommodation with the necessary permissions. Currently used only as storage but could be utilised for a variety of purposes. Large wooden entrance doors to front and windows facing to the front from the upper floor.

Private driveway to offroad parking

There is a private driveway from Tollbooth lane leading to the rear of the property which provides offroad parking for multiple vehicles. Ample room for a garage to be built, if desired, with the necessary permissions.

Stone built shed

To the front of the property.

Garden

A beautiful large walled landscaped garden to the rear along with a greenhouse and a raised flower border to the front.

General Information

The floor coverings 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 4ND

Entry

By arrangement with our Wick office.

Viewing

By arrangement with our Wick office.

Price

Offers Over £165,000 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.



