



solicitors • estate agents

# Young Robertson & Co.



## FLAT 5, 11 THE SHORE, WICK

Two bedroom ground floor flat with view across the harbour and out to the open sea. In walk-in condition with good amount of storage and decorated in neutral tones throughout. Benefits from electric storage heating and uPVC double glazing throughout. Accommodation comprises lounge/ kitchen/diner, shower room and two bedrooms with a single and double storage cupboard in the hallway. This is ideal for a first-time buyer or as a buy-to-let property.

**29 TRAILL STREET  
THURSO KW14 8EG**  
tel: 01847 896177  
fax: 01847 896358  
[property@youngrob.co.uk](mailto:property@youngrob.co.uk)  
[youngrob.co.uk](http://youngrob.co.uk)

**21 BRIDGE STREET  
WICK KW1 4AJ**  
tel: 01955 605151  
fax: 01955 602200  
[wick@youngrob.co.uk](mailto:wick@youngrob.co.uk)  
[youngrob.co.uk](http://youngrob.co.uk)

[caithnessproperty.co.uk](http://caithnessproperty.co.uk)



**OFFERS IN THE REGION OF £65,000**

### Hallway

Half glazed uPVC entrance door. Solid oak wood flooring. Storage heater to wall. Cupboard housing heating tank with shelves above. Double cupboard fitted with folding double doors, hanging and shelves.

### Kitchen/lounge/diner 4.81m x 4.81m 15' 9" x 15' 9" at widest

Fifteen pane door from hallway into L shaped room with wall and base units in the kitchen area with fitted worktops and a stainless steel one and a half bowl sink with mixer tap. Fridge/freezer. Microwave. Solid oak wood flooring. Storage heater to wall. Cupboard housing electrics. Large picture window to front giving a view of the harbour and out to the open sea.



### Bedroom 1 4.16m x 2.29m 13' 7" x 7' 6"

Wall of fitted wardrobes with mirrored sliding doors with hanging and shelf. Window facing to side with deep sill and open shelving below. Electric storage heater to wall. New fitted carpet.

### Bedroom 2 2.95m x 2.37m 9' 8" x 7' 9"

Solid oak wood flooring. Window facing to side with deep sill and a shelved cupboard below. Electric heater to wall.

### Shower Room 2.24m x 1.67m 7' 4" x 5' 5"

Three piece suite comprising corner shower fitted with mains fitted shower and shower boarding to walls, W.C. and handbasin with shower boarding splashback and fitted shelf above. Storage heater to wall. Laminate flooring.

### 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)

### Council Tax

The subjects are in band B. 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

C

### Postcode

KW1 4JW

### Entry

By arrangement with our Wick office.

### Viewing

By arrangement with our Wick office.

### Price

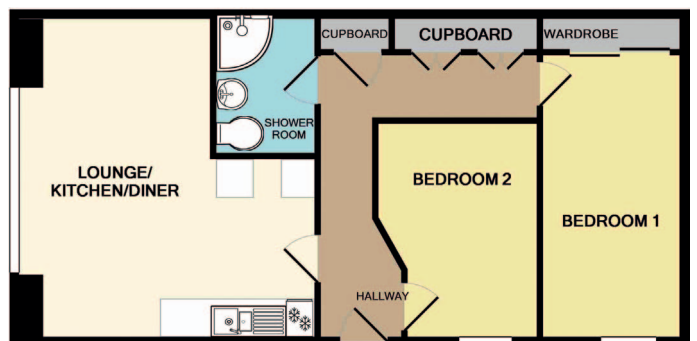
Offers In the Region of £65,000 should be submitted to our Wick office.

### 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.*