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# Young Robertson & Co.

**REDUCED £15,000 BELOW HOME REPORT VALUATION**



## **14 MACARTHUR STREET, WICK**

Terraced six bedroom property which is in need of some modernisation. Benefits from mains gas central heating. There is wood framed single glazing throughout. The accommodation which is spread over three floors comprises lounge, large kitchen/diner, utility room, six bedrooms, three W.C.'s and a wet room. There is a shared courtyard to the rear which has a shared entry to it from the front of the property. There is also an attached stone built shed to the rear courtyard.

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**OFFERS IN THE REGION OF £80,000**

### **Vestibule** **2.75m x 1.48m 9' 00" x 4' 10"**

Half glazed wood entrance door. Original tiled floor. Door to understair cupboard. Stairs to upper floor.

### **Hallway**

Doors to wet room, W.C. and kitchen. Door to a second staircase to rooms above the kitchen/diner. Radiator. Carpeted.

### **Wet Room** **1.58m x 1.37m 5' 2" x 4' 6"**

Shower boarding to walls. Non slip industrial vinyl to floor. Extractor fan to wall. Fitted Triton electric shower to wall. Heated towel rail to wall.

### **W.C.**

W.C. and handbasin. Window to rear. Vinyl flooring. Radiator.

### **Kitchen/Diner** **5.90m x 3.33m 19' 4" x 10' 11"**

Wall and base units fitted with worktops. Stainless steel sink with drainer. Fitted breakfast bar. Mains gas, four ring gas cooker.

### **Utility Room** **3.45m x 2.63m 11' 3" x 8' 7"**

Stainless steel sink with drainer. Plumbing for a washing machine.

### **Rear vestibule** **1.44m x 1.04m 4' 8" x 3' 5"**

Half glazed door to rear courtyard. Window facing to side. Door to W.C.

### **W.C.** **1.63m x 0.87m 5' 4" x 2' 10"**

W.C. and hand basin. Vinyl flooring. Mirror fitted to wall.

### **Lounge** **4.63m x 3.31m 15' 2" x 10' 10"**

Window facing to front. Gas fire to wall with tiled surround and a hearth. Shelves alcove to wall with cupboards beneath housing electric and gas meters. Carpeted.

### **Stairs to 1st floor landing**

Handrail fitted to wall. Window facing to front. Carpeted.

### **Master bedroom** **4.59m x 3.30m 15' 00" x 10' 10"**

Shelved airing cupboard housing hot water tank. Sink with splashback vanity unit. Window facing to front. Mirror fitted to wall. Radiator. Carpeted.

### **Bedroom 2** **3.40m x 2.57m 11' 2" x 8' 5"**

Window to side with deep sill. Radiator. Hand basin with tiled splashback and fitted shelf and mirror to wall. Carpeted.

### **Stairs to 2nd floor landing**

Carpeted. Hatch to attic space. Door to W.C.

### **W.C.** **1.16m x 1.16m 3' 9" x 3' 9"**

Sliding door. W.C. Opaque window facing to front and opaque window to side. Carpeted.

### **Bedroom 3** **4.57m x 3.28m 15' 00" x 10' 9"**

Window to front. Hand basin with tiled splashback. Carpeted. Radiator.

### **Bedroom 4** **3.50m x 2.83m 11' 6" x 9' 3"**

Window to side. Handbasin to wall. Recess with shelves. Radiator. Carpeted.

### **2nd staircase to 1st floor – above kitchen/diner**

Carpeted. Hand rail to one side. Hatch to attic space. Door to large room with a further room off it.

### **Room 1** **7.48m x 3.41m 24' 6" x 11' 2"**

Large picture window facing to side with deep sill. Chip board flooring and newly painted walls. Radiator. Door to room 2

### **Room 2** **3.38m x 2.64m 11' 1" x 8' 8"**

Floor boards to floor. Window to side with deep sill. Hatch to attic space.

### **Courtyard**

Shared courtyard to rear with attached block built shed.

### **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 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 5AX

### **Entry**

By arrangement with our Wick office.

### **Viewing**

By arrangement with our Wick office.

### **Price**

Offers in the Region of £80,000 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.*