



solicitors • estate agents

# Young Robertson & Co.



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## 6 SWANSON DRIVE, WICK

A very well presented three bedroom semi-detached property set in a recent housing development on the outskirts of Wick yet within walking distance of the town centre. The property benefits from oil fired central heating and double glazing. Decorated to a high standard this spacious accommodation comprises generous lounge, kitchen/family, three bedrooms (one with en-suite) and bathroom. To the front is an open plan garden laid to grass, with tarred off road parking for several vehicles. To the rear is an enclosed garden laid to grass with paved patio area, access ramp to rear door, and large Garden shed. Viewing highly recommended to fully appreciate the size and location of this property.

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**OFFERS OVER £125,000**

### **Vestibule** **1.82m x 1.22m 5'11 x 4'**

Vinyl flooring. Radiator. Partially glazed wooden entrance door.

### **Lounge** **4.51m x 4.55m 18' x 14'11 at widest**

Feature electric fireplace. Neutral fitted carpet. Two Radiators. Large front facing window. TV point. Telephone point.

### **Kitchen/diner** **4.20m x 4.14m 13'9 x 13'7**

Modern fitted kitchen comprising base and wall units with stainless basin and drainer with mixer tap. Fitted electric hob with overhead extractor fan. Fitted electric oven, and grill. Integrated Fridge/Freezer, Smeg Dishwasher. TV point. Radiator. Partially glazed rear exit door. Vinyl flooring.

### **Hall** **4.60m x 2.41m 15'1 x 7'10 at widest**

Vinyl flooring. Radiator. Ceiling access to floored attic. Large double door storage cupboard housing main electrics.

### **Bedroom 1** **4.20m x 3m 13'9 x 9'10 at widest**

Neutral fitted carpet. Radiator. Fitted wardrobe with sliding doors. Front facing window. TV point. Telephone point.

### **Bedroom 2** **4.20m x 3m 13'9 x 9'10**

Neutral fitted carpet. Radiator. Fitted wardrobe with sliding doors. Front facing window. TV point. Telephone point.

### **Master Bedroom** **3.96m x 3m 12'9 x 9'10 at widest**

Rear facing window with country views. Radiator. T.V point. Telephone point. Fitted wardrobe with sliding doors. Door to en-suite. Vinyl flooring.

### **En-suite** **2.99m x 1.20m 9'9 x 3'11**

Three piece suite comprising W.C, basin and double power shower unit. Heated towel rail. Vinyl flooring. Opaque window.

### **Bathroom** **3.00m x 2.10m 9'10 x 6'10**

Four piece suite comprising W.C, basin, bath and corner shower unit fitted with shower boarding to walls and Mira electric shower. Vinyl flooring. Radiator. Opaque rear facing window. Shaver point.

### **Gardens**

Open plan garden laid to grass with tarred off road parking to the front and side.. Paved patio area to the rear with a ranch style fence enclosed lawn and large storage shed approx. 12'x10'.

### **General Information**

The carpets 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 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.

### **EPC Rating**

C

### **Postcode**

KW1 5TF

### **Entry**

By arrangement.

### **Viewing**

By arrangement with our Wick Office.

### **Price**

Offers over £125,000 should be submitted to our Wick Office.

### **Office Hours**

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

### **Location**

A recent housing development on the outskirts of Wick. Wick one of the two main towns of the district has 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 2 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.*