



solicitors • estate agents

Young Robertson & Co.



12 SALTOUN STREET, WICK

A two bedroom mid terraced property in need of renovation which is situated just one street away from the Harbour front and a very short walk along Wick service bridge to all local amenities. Accommodation comprises lounge, kitchen/diner, two bedrooms and bathroom. Benefits from mains gas central heating and some wood framed double glazing.

OFFERS IN THE REGION OF £25,000

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Lobby

Wood entrance door which is boarded up. Carpeted. Radiator. Half wood lining to walls. Door to under stair storage cupboard which houses a fridge/freezer. Floor to kitchen/diner. Stairs to first floor.

Kitchen/Diner 4.54m x 3.73m 14' 10" x 12' 2"

Wall and base units with tiled splashback and fitted breakfast bar. Stainless steel sink with drainer and mixer tap. Ceramic hob electric cooker, washing machine and tumble drier. Gas fire on a tiled hearth with tiled surround and mantle. Window facing to front which has been boarded up. Cupboard to wall housing electrics. Radiator. Spotlights to ceiling. Laminate flooring.

Stairs to 1st landing

Carpeted, half wood lined walls. Shelved storage cupboard on the turn of the stair. Carpeted landing with doors to lounge and bathroom and stairs to 2nd floor. Radiator.

Lounge 4.65m x 3.56m 15' 3" x 11' 8"

Gas fire with wood mantle and surround. Window facing to front. Laminate flooring. Radiator. Partial plasterboarding to ceiling.

Bathroom 2.54m x 2.39m 8' 4" x 7' 10"

Three piece suite comprising bath with electric shower fitted above, W.C. and hand basin. Tiled surround to bath and basin. Storage cupboard housing hot water tank. Shelves and fitted mirrored cabinet to wall. Radiator. Opaque window facing to front. Vinyl flooring.

Stairs to 2nd landing

Carpeted. Hatch to attic space.

Bedroom 1 4.83m x 3.08m 15' 10" x 10' 1"

Window facing to front with glazed panels to sides. Radiator. Carpeted.

Bedroom 2 2.79m x 2.50m 9' 1" x 8' 2"

Laminate flooring. Radiator. Velux to ceiling.

General Information

The property is sold as seen and no warranties will be given to cover the heating system, electrics, plumbing or white goods. 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 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

F

Postcode

KW1 5ET

Entry

By arrangement with our Wick office.

Viewing

By arrangement with our Wick office.

Price

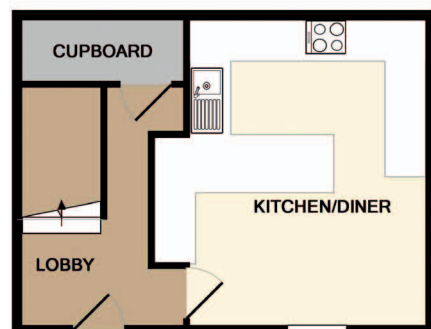
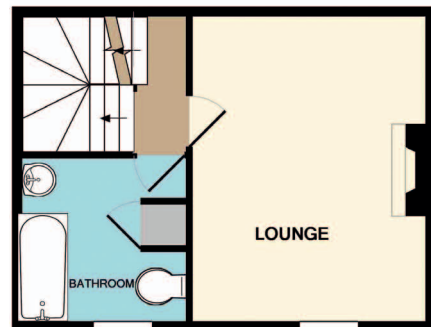
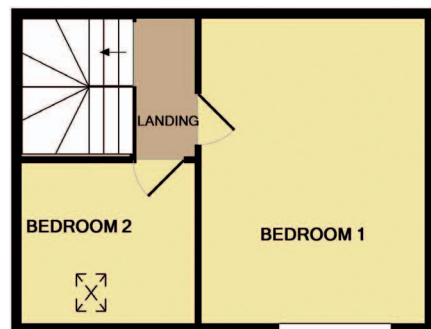
Offers in the Region of £25,000 should be submitted to our Wick office.

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.