

solicitors • estate agents

# Young Robertson & Co.



## 15 OWEN PLACE, WICK

Terraced two bedroom property with gardens to front and rear which is in need of renovation. Benefits from wood framed double glazing. Spread over two levels, the accommodation comprises lounge and kitchen on the ground floor. Upstairs there are two bedrooms and the bathroom. Situated close to a local convenience store and a Primary school it is within walking distance to the town centre. There are nice sized gardens to the front and rear.

**FIXED PRICE £38,000**

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### Hallway

Half glazed wood entrance door with glazed window to the side. Wood lining to walls. Storage cupboard with coat hooks to wall and shelves. Small cupboard housing electrics. Lino to floor. 15 pane doors to kitchen and lounge. Stairs to upper floor.

### Lounge

**4.71m x 3.67m 15' 5" x 12' 00"**

Fireplace with electric fire sitting on hearth with wood surround and mantle. Ornate electric fan fitted to ceiling. Windows to front and rear.



### Kitchen

**3.60m x 3.17m 11' 10" x 10' 4" at widest.**

Wall and base units with some doors missing. Fitted worktop. One and a half bowl ceramic sink. Half glazed wood door to rear garden.

### Stairs to landing

Wood lining to walls on landing. Hatch to attic space.

### Bedroom 1

**4.71m x 2.57m 15' 5" x 8' 5"**

Windows facing to front and rear. Storage cupboard.

### Bedroom 2

**3.89m x 3.00m 12' 9" x 9' 10"**

Window facing to front. Cupboard housing hot water tank with fitted shelves above.

### Bathroom

**2.49m x 1.58m 8' 2" x 5' 2"**

Bath, W.C and basin in Aqua with tiling around bath to ceiling. Fitted electric shower above bath. Opaque window facing to side. Fitted shelves to wall.

### Garden

Walled gardens to front and rear both laid to grass.



### 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 A. 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 4HT

### Entry

By arrangement with our Wick office.

### Viewing

By arrangement with our Wick office.

### Price

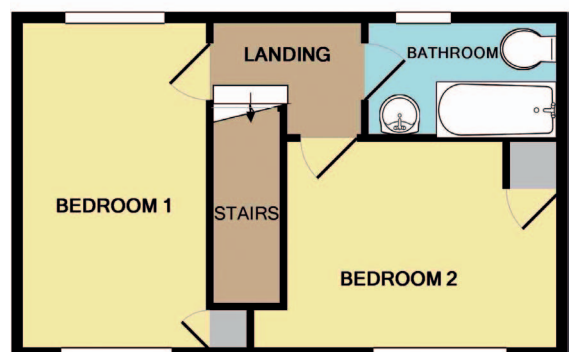
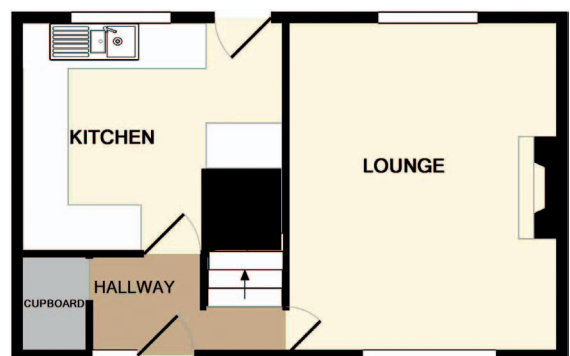
Fixed Price £38,000 should be submitted to our Wick office.

### 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.*