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Robertson
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34 LEITH WALK, WICK

A beautiful modern three bedroom semi-detached property with a driveway to the side and a detached garage to the rear. The property, which is decorated in neutral tones throughout, benefits from oil fired central heating and wood effect uPVC double glazed windows and doors. To the ground floor is the living room which enjoys a cosy fitted fireplace, a modern fitted kitchen and contemporary fitted bathroom. Upstairs are three attractive bedrooms, all with fitted storage cupboards. There is a low maintenance garden to the front, and to the rear a patio area and area of lawn. Making an excellent family home and in walk in condition, viewing is highly recommended.

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OFFERS OVER £82,000

Hallway **3.36m x 1.96m 11'00" x 6'05"**

Partially glazed uPVC front door. Window to side. Stairs to first floor. Radiator. Telephone point. Wood effect vinyl flooring.

Living Room **4.83m x 3.68m 15'10" x 12'00"**

Partially glazed from hallway. Modern fireplace with electric fire insert. Window to front. Carpet. Radiator. Dimmer switch.

Kitchen **4.88m x 2.10m 16'00" x 6'10" max**

Modern fitted kitchen with wall and base level units with splash back. One and a half bowl stainless steel sink with mixer tap. Fitted electric oven with four ring hob and stainless steel extractor above. Services for washing machine. Space for fridge and freezer. Shelved cupboard housing the electrics. Tile effect vinyl flooring. Window to rear. Large storage cupboard with shelf and coat hooks. Partially glazed uPVC door to the rear.

Bathroom **1.98m x 1.94m 6'03" x 6'04"**

Modern three piece suite comprising bath with electric Triton shower fitted above with wet wall and a glass shower screen, W.C. and hand basin with mixer tap. . Radiator. Window to side. Wood effect vinyl flooring. Upvc panelling to ceiling. Extractor.

Landing

Hatch access to the loft. Window to side. Carpet. Radiator.

Bedroom 1 **4.66m x 2.70m 15'03" x 8'10"**

Window to front. Carpet. Radiator. Door to shelved storage cupboard.

Bedroom 2 **4.23m x 2.64m 13'10" x 8'08"**

Window to rear. Carpet. Radiator. Large shelved storage cupboard.

Bedroom 3 **3.03m x 2.35m 9'11" x 7'08"**

Window to rear. Carpet. Radiator. Shelved storage cupboard.

Garage

Block built garage with roll top door and pedestrian door to front. To the front of the garage is a parking area and drive that runs to the side of the property.

Garden

There is a low maintenance garden to the front and a paved patio to the rear of the property which also incorporates an area of lawn.

General Information

The floor coverings and blinds as fitted are included in the sale. Home Report available from 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

D

Postcode

KW1 4HS

Entry

By arrangement.

Viewing

By arrangement with our Wick Office.

Price

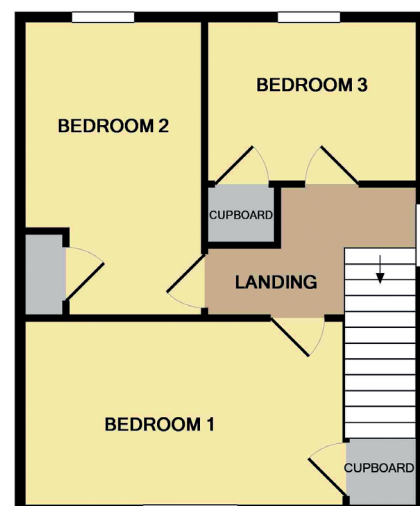
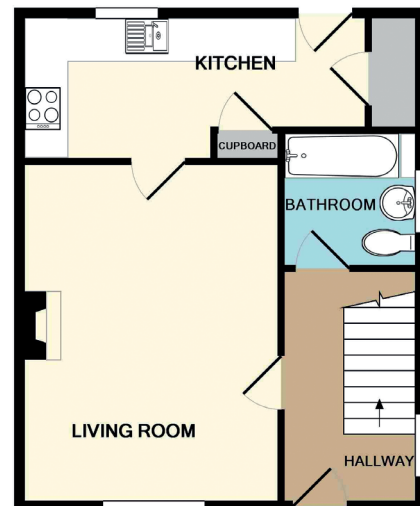
Offers over £82,000 should be submitted to our Wick Office.

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.