

solicitors • estate agents

# Young Robertson & Co.



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## 3 UPPER DUNBAR STREET, WICK

A four bedroom mid terraced property sitting in walk-in condition with a paved garden to the rear. Benefits from mains gas central heating and a mixture of wood framed and uPVC double glazing. Accommodation comprises lounge, kitchen/diner, utility room, four bedrooms and bathroom. Situated in a quiet residential area of Wick and just off the tree lined Argyle Square, it is close to local amenities. The property has a paved garden to the rear with a garden shed. An ideal home for the larger family, viewing is highly recommended.

**OFFERS OVER £90,000**

## Hallway

Upvc entrance door. Small cupboard housing electrics. Radiator. Laminate flooring. Coat pegs to wall. Stairs to 1st floor. 15 pane glazed doors to kitchen/diner and lounge.

## Lounge 4.81m x 3.33m 15' 9" x 10' 11"

Gas coal effect fire on Caithness flagstone hearth set into a stone fireplace with stone shelving to the sides that are topped with Caithness flagstone. Window facing to front with deep sill. Double radiator. Carpeted. T.V. point.



## Kitchen/Diner 4.78m x 2.64m 15' 8" x 8' 8"

Wall and base units with fitted worktops and fitted breakfast bar. Tiled splashback. Ceramic sink. Free standing electric cooker with extractor fan above. Gas fire set on a marble effect hearth. Storage cupboard. Double radiator. Wood lined ceiling. Windows to front and rear with deep sills. B.T.point. T.V. point. Open archway to utility room.



## Utility Room

Large storage cupboard. Fitted units, one which houses a fridge/freezer, fitted worktops. Vinyl flooring. Wooden door to rear garden.

## Stairs to 1st floor

Carpeted stairs and landing. Fitted hand rail. Double radiator. Window facing to front with deep sill.

## Bathroom 2.67m x 1.47m 8' 9" x 4' 10"

Bath with Mira electric shower fitted above, W.C. and hand basin set into a fitted worktop with cupboard. Below. Full tiling surrounds bath. Wood lined ceiling. Double radiator. Opaque window to rear with deep sill. Vinyl flooring.

## Bedroom 1 3.88m x 3.26m 12' 9" x 10' 8"

Wall of fitted wardrobes with hanging and shelving, there are mirrored sliding doors to the centre. Window facing to front with deep sill. Double radiator. Carpeted.

## Bedroom 2 2.69m x 2.5m 8' 10" x 8' 2"

Mirrored sliding doors to storage area with wardrobe, shelving and a cupboard housing the hot water tank. Window facing to front with deep sill. Radiator. Carpeted.

## Stairs to 2nd floor

Fitted with handrail. Carpeted. Window facing to rear. Two storage cupboards to landing, one fitted with shelves.

## Bedroom 3 4.48m x 3.34m 14' 8" x 10' 11"

Window facing to front with deep sill. Double radiator. Carpeted.

## Bedroom 4 4.50m x 2.71m 14' 9" x 8' 10"

Window facing to front. Wood lined ceiling. Cupboard to eaves housing cold water tank.

## Garden

Paved and fenced garden to the rear with wooden 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 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 5AN

## Entry

By arrangement with our Wick office.

## Viewing

By arrangement with our Wick office.

## Price

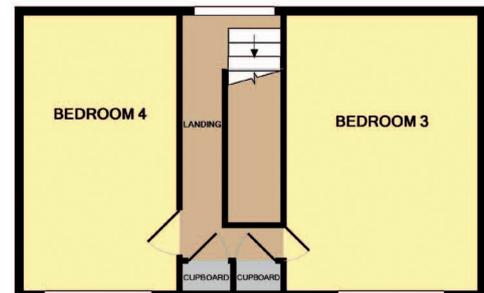
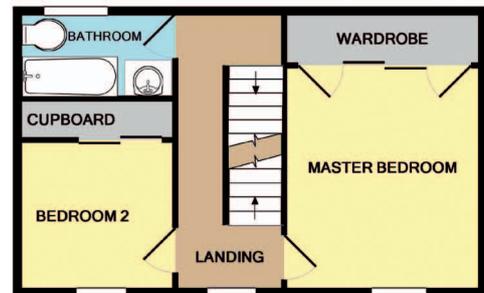
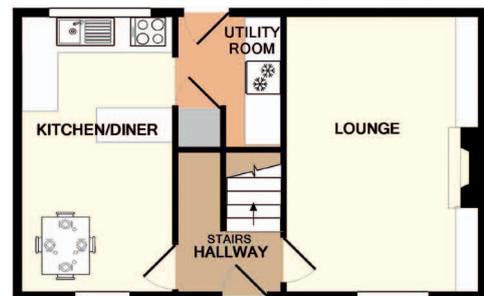
Offers Over £90,000 should be submitted to our Wick office.

## 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.*