



solicitors • estate agents

# Young Robertson & Co.



## 58 LOUISBURGH STREET, WICK

A two bedroom end terraced upstairs flat, with gardens to the side and rear and situated just up from the main street in the town. Benefits from an electric central heating system which runs radiators and is further enhanced by an open fire to the lounge. There is uPVC double glazing throughout. In need of some decorative modernisation, the property consists of lounge, kitchen/diner, bathroom and two bedrooms and also has a good amount of storage space built in. There is a garden that is laid mainly to grass to the side with a garden shed. The garden then continues to the rear and is laid mainly to grass with trees and shrubs. This nicely proportioned and bright property would be ideal for a first time buyer.

29 TRAILL STREET  
THURSO KW14 8EG  
tel: 01847 896177  
fax: 01847 896358  
property@youngrob.co.uk  
youngrob.co.uk

21 BRIDGE STREET  
WICK KW1 4AJ  
tel: 01955 605151  
fax: 01955 602200  
wick@youngrob.co.uk  
youngrob.co.uk

caithnessproperty.co.uk 

**OFFERS OVER £56,000**

### Stairs to landing

Half glazed uPVC entrance door with glazed panel above. Carpeted stairs with hand rails fitted to either side. Carpeted landing. Large storage cupboard. Hatch to attic space.

### Lounge 4.38m x 3.72m 14' 4" x 12' 2"

Open fire on tiled hearth with tiled mantle. Window facing to front with deep sill. Shelved alcove with cupboard below housing electrics. Radiator. Carpeted.

### Kitchen/Diner 3.29m x 3.11m 10' 9" x 10' 2"

Wall and base units with fitted worktops and tiled splashback. Cream ceramic sink with drainer and mixer tap. Cupboard housing hot water tank. Washing machine below unit, fridge/freezer and electric cooker. Radiator. Window facing to rear with deep sill. Vinyl flooring.



### Bedroom 1 3.20m x 3.18m 10' 6" x 10' 5"

Window facing to rear with deep sill. Radiator. Carpeted.

### Bathroom 2.08m x 1.82m 6' 10" x 5' 11"

Three piece suite comprising bath, W.C. and handbasin with tiled splashback. Opaque window to rear with deep sill. Mirrored cabinet to wall. Shelf fitted to wall. Radiator. Vinyl flooring.

### Bedroom 2 3.68m x 3.26m 12' 1" x 10' 8"

Window facing to front with deep sill. Cupboard fitted with shelves. Radiator. Carpeted.

### Garden

Garden to the side laid mainly to grass with a garden shed. A good sized garden to the rear, laid mainly to grass with trees and shrubs.



### 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 Rating

F

### Postcode

KW1 4NS

### Entry

By arrangement with our Wick office.

### Viewing

By arrangement with our Wick office.

### Price

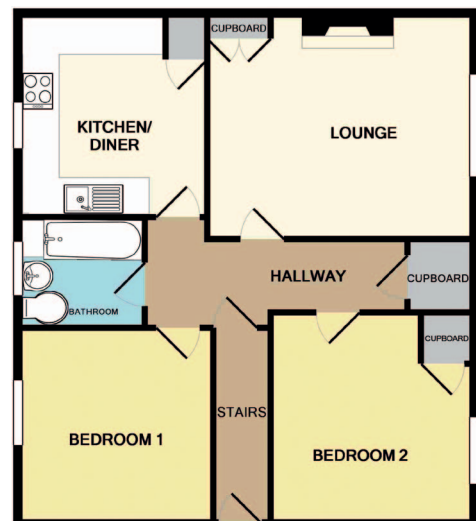
Offers Over £56,000 should be submitted to our Wick office.

### 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.*