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18 NICOLSON STREET, WICK

A two bedroom mid terraced property with enclosed gardens to the front and rear. Benefitting from mains gas central heating, which was newly fitted just two years ago, and wood framed double glazing. The neutrally decorated accommodation comprises lounge, kitchen/diner, two bedrooms and a bathroom. The gardens are laid to grass and there is a block built shed to the rear garden. This would make an excellent first time buyer's property or buy-to-let purchase.

FIXED PRICE £60,000

Vestibule

1.86m x 1.41m 6'1" x 4'7"

Partially glazed wooden entry door with matching side screen. Laminate flooring. Under stair cupboard housing electric cupboard. Telephone point.

Hall

Partially glazed wooden entry door. Laminate flooring. Radiator. Ceiling mounted mains wired smoke alarm. Stairs to upper floor.

Lounge

4.05m x 3.62m 13'3" x 11'10"

Feature electric fireplace with ornate wood mantle. T.V. point. B.T. point. Radiator. Front facing window with views across the gardens.



Kitchen

3.44m x 3.10m 11'3" x 10'2"

Modern fitted kitchen comprising base and wall units with marble effect roll top work surface and tiled splash back. One and a half bowl white ceramic sink with mixer tap. Fitted electric oven. Four plate electric hob with overhead extractor fan. Services below unit for washing machine and dishwasher. Space for slot-in fridge. Laminate flooring. Large rear facing window with views across the rear gardens. Radiator. Wall mounted heating control unit. T.V. point.



Rear Vestibule

1.12m x 1.12m 3'8" x 3'8"

Partially glazed rear exit door. Large fitted cloak cupboard with opaque rear facing window. Carpeted.

Stairs to landing

Wooden handrail. Neutral fitted carpet. Elevated front facing window. Ceiling mounted mains wired smoke alarm. Cupboard housing heating boiler. Pine panel doors to rooms.

Bedroom 1

3.60m x 3m 11'9" x 9'10"

Two built in wardrobes fitted with hanging and shelves. Front facing window with elevated views across the gardens. Radiator. Ceiling access to attic (partially floored).

Bedroom 2

3.61m x 3.45m 11'10" x 11'4" at widest

Large rear facing window. Radiator and a wall mounted electric panel heater. Integral shelved storage cupboard. Fitted carpet.

Bathroom

1.86m x 1.67m 6'1" x 5'6"

Three piece suite comprising W.C, basin and bath with overhead Triton shower and tiled walls around bath and to basin. Opaque elevated rear facing window. Neutral fitted carpet. Radiator. Cabinet fitted to wall. Shelves fitted to wall.

Garden

To the front is an enclosed garden laid to grass. To the rear there is an enclosed garden laid to grass with a rotary clothes airer. Paved patio area. External water tap. Wooden gate to lane. Block built garden shed approximately 5 x 3.

General Information

The carpets, curtains 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 Board when the property is sold. This may result in the Band being altered.

Postcode

KW1 5HH

Entry

By arrangement.

Viewing

By arrangement with our Wick office.

Price

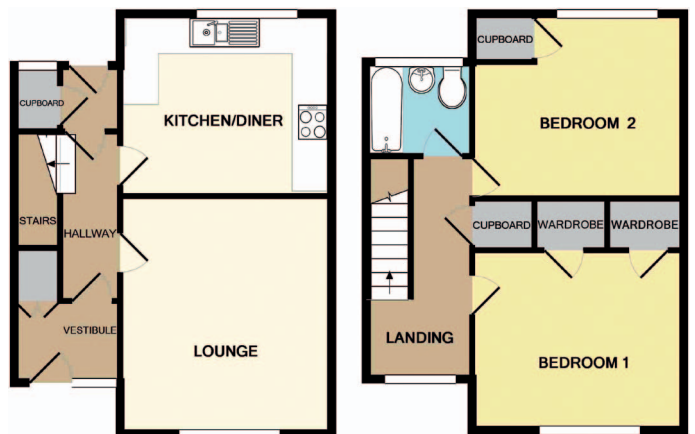
Fixed Price £60,000 should be submitted to our Wick office.

Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.

Location

Wick one of the two main towns of the district has 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 2 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.