



solicitors • estate agents

# Young Robertson & Co.

**REDUCED BY £25,000**



## **PARKHEAD, OLDWICK, WICK**

This beautiful one and a half storey property boasts four reception rooms, four bedrooms, outbuildings and walled gardens with a large mono block driveway offering parking for several cars. The property benefits from hardwood timber double glazing, oil central heating and a cosy open fire to the main lounge. Accommodation comprises two lounges, kitchen/diner/lounge, utility room, four bedrooms, bathroom, shower room and games room. There are two detached outbuildings which are laid out as stables but could be used for many purposes including being converted to a separate accommodation, subject to the necessary local authority consents. The larger stable was constructed with the intention of converting into a dwelling in future. Viewing is highly recommended to appreciate this spacious family home and the versatility that it offers.

29 TRAIL 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 

**FIXED PRICE £240,000**

## Vestibule

1.71m x 1.29m 5' 7" x 4' 2"

Half glazed wood entrance door with half glazed panel to side. Window facing into hallway giving natural daylight. Solid wood flooring. Glazed door to hallway.

## Hallway

Ornate staircase to upper floor. Wood lined feature wall under staircase. Two large storage cupboards, a cloak cupboard and one fitted with shelves. Solid wood flooring. Two radiators. Spotlights to ceiling and wall lights. Fully glazed double doors to main lounge.

## Main Lounge

5.38m x 4.99m 17' 7" x 16' 4"

Fully glazed double entrance doors. Window facing to front. Open fire set in a feature bricked wall with a marble hearth. Low brick shelf with marble top. Display shelving to side of fireplace wall fitted with spotlights. Two radiators. Carpeted. T.V. point.

## Lounge 2

5.61m x 3.25m 18' 5" x 10' 8"

Sliding patio doors to side garden. Window facing to rear. Carpeted.

## Kitchen/Diner/Lounge

6.59m x 4.49m 21' 7" x 14' 8"

Wall and base units with fitted oven, grill and hob with extractor fan above. One and a half bowl stainless steel sink with drainer and mixer tap. Tiled splashback. Window above sink facing to side. Integral dish washer. Fitted solid wood worktops. Solid wood floor. Spotlights to kitchen/diner ceiling. Two radiators. Step up into lounge area which has windows facing to side and rear. An ornate wood beam to the ceiling between kitchen/diner and lounge areas. T.V. point.

## Utility Room

3.42m x 1.68m 11' 3" x 5' 6"

Half glazed wood entrance door from the side garden. Glazed window facing to side. Fitted worktop with stainless steel sink and drainer. Services below worktop for washing machine and tumble drier. Tiled splashback. Space for a large American style fridge/freezer. Electric board to wall. Laminate flooring. Door to Games Room.

## Bathroom

3.26m x 2.85m 10' 8" x 9' 4"

Four piece suite comprising bath, corner shower unit with mains fitted shower, W.C. and handbasin. Fully tiled walls and floor. Opaque window facing to rear. Spotlights and extractor fan to ceiling. Radiator.

## Games Room

6.46m x 5.83m 21' 2" x 19' 1"

Two large arched windows facing to the front. Windows facing to either side. Cupboard housing the heating boiler. Ceiling lights and wall lights. Radiator. Carpeted.

## Stairs to landing

Ornate staircase to large open landing which is currently utilised as a lounge area. Velux window to ceiling. Shelved cupboard housing hot water tank. Hatch to attic space. Two radiators. Carpeted.

## Master Bedroom

5.86m x 3.87m 19' 3" x 12' 8"

Built in wardrobes fitted with mirrored sliding doors. Windows facing to front and side. Two radiators. Carpeted. T.V. point. B. T. point.

## Bedroom 2

4.81m x 3.43m 15' 9" x 11' 3"

Wall of built in wardrobes fitted with mirrored sliding doors. Window facing to side. Radiator. Carpeted.

## Shower Room

3.31m x 1.44m 10' 10" x 4' 8"

Three piece suite comprising shower unit with mains fitted shower, W.C. and hand basin. Fully tiled walls and floor. Velux window to ceiling. Spotlights and extractor fan fitted to ceiling. Mirror fitted to wall. Radiator.

## Bedroom 3

3.92m x 2.97m 12' 10" x 9' 8"

Window facing to front. Radiator. Carpeted. T.V. point. B.T. point.

## Bedroom 4

4.79m x 3.28m 15' 8" x 10' 9"

Wall of built in wardrobes fitted with mirrored sliding doors. Windows facing to front and side. Radiator. Carpeted.

## Two detached Outbuildings

There are two large buildings to the side of the property. The largest building is block built and rendered with a pitched tiled roof, the interior comprises three stable enclosures, tack and store room. The second building is mostly timber clad externally with monopitched onduline roof covering and comprises two stables and a further tack store room.

## Garden

Walled gardens laid to grass to either side and to the rear. Bricked patio area to side. Large mono block driveway to front with offroad parking for multiple vehicles.

## 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 E. 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

D

## Postcode

KW1 5TP

## Entry

By arrangement with our Wick office.

## Viewing

By arrangement with our Wick office.

## Price

Fixed Price £240,000 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.*