



solicitors • estate agents

Young Robertson & Co.

PRICE AT £4,500 BELOW HOME REPORT VALUATION



27 HUDDART STREET, WICK

A deceptively spacious terraced three bedroom property with a courtyard to side and garden to rear. Decorated in neutral tones throughout and benefitting from mains gas central heating and timber double glazing with a uPVC rear door. The spacious accommodation comprises lounge, kitchen/diner, utility room, three bedrooms and bathroom. There is a small courtyard to the side which can also be accessed from a gate in the street. The garden to the rear is laid to grass. This is an ideal property for a first time buyer and is situated close to local amenities.

**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 

FIXED PRICE £57,500 WITH £1,500 CASH BACK TO BUYER

Hallway

Partial glazed timber entrance door. Vinyl flooring. Stairs to upper floor and half glazed door to lounge.

Lounge

4.26m x 4.02m 13' 11" x 13' 2"

Gas fire set on a marble effect hearth with wood surround and mantle. Alcoves to either side of fireplace with cupboards beneath, one housing the electrics, the alcoves are fitted with a spotlight above. Window facing to front with deep sill. Wall lights. T.V. point. Radiator. Vinyl flooring.



Kitchen/Diner

5.50m x 2.34m 18' 00" x 7' 8"

Cream cottage wall and base units with fitted wood worktops. One and a half bowl stainless steel sink with drainer and mixer tap. Tiled splashback. Fitted electric hob with extractor hood above. Fitted electric oven. Integral larder fridge/freezer. Window facing to rear. Radiator. Laminate flooring. Door to utility room.



Utility Room

2.87m x 1.75m 9' 5" x 5' 9"

Wall and base units with fitted wood worktop. Plumbing below worktop for washing machine. Extractor fan to wall. Cupboard fitted with shelf housing the gas meter. Window facing to rear. Laminate flooring. Half glazed uPVC door to side.

Stairs to landing

Carpeted. Fitted handrail. Hatch to attic space.

Bedroom 1

3.68m x 3.25m 12' 1" x 10' 8"

Window facing to rear with deep sill. Alcove to wall with fitted shelf. Radiator. Carpeted.

Bedroom 2

2.96m x 2.36m 9' 8" x 7' 9"

Glazed panel above door. Window facing to front. Radiator. Carpeted.

Bathroom

2.20m x 1.86m 7' 2" x 6' 1"

Three piece suite comprising bath with mains fitted shower above and tiled walls, W.C. and handbasin. Mirrored cabinet fitted to wall. Shaving point. Wood lined ceiling. Opaque window facing to rear with deep sill. Radiator. Vinyl flooring.

Bedroom 3

3.11m x 2.03m 10' 2" x 6' 8" at widest.

Glazed panel above door. Cupboard housing hot water tank, fitted with shelf. Low shelf fitted to wall. Window facing to front. Radiator. Carpeted.

Courtyard

Small courtyard to the side accessed from the rear door. There is also access to the courtyard through a gate to the side of the property.

Garden

Accessed by the path from the courtyard is a garden area measuring approximately 5m x 6m which is laid to grass.

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

E

Postcode

KW1 5AZ

Entry

By arrangement with our Wick office.

Viewing

By arrangement with our Wick office.

Price

Fixed Price £57,500 should be submitted to our Wick office. £1,500 Cash Back to buyer.

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.