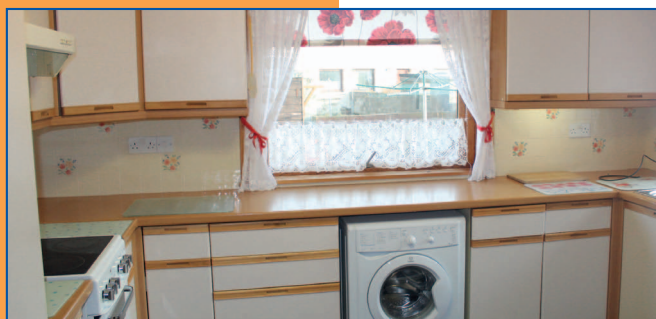




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8 ANDERSON DRIVE, WICK

A terraced two bedroom property with kitchen extension and gardens to the front and rear. Benefits from uPVC double glazed windows and rear door with a wooden door to the front and electric Total Control central heating. Accommodation comprises lounge with an open fireplace, kitchen, dining room, storage room and W.C. on ground floor while upstairs there is a shower room and two bedrooms. A spacious property with the added extension, there is also a good amount of storage space throughout. A low maintenance walled garden sits to the front. The fenced garden to the rear has a grassed drying green, patio area and a garden shed. An ideal property for the first-time-buyer or as a buy-to-let.

FIXED PRICE £62,000

Front Hallway

Half glazed wooden entrance door with glazed panel to the side. Laminate flooring. Small cupboard housing the electric meter. Door to storage room, dining room and lounge. Stairs to upper floor. B.T. point.

Storage Room 1.54m x 1.46m 5' 00" x 4' 9"

Some shelving to wall. Coat pegs to wall. Electrics to wall. Carpeted.

Lounge 4.72m x 3.55m 15' 5" x 11' 7"

Tiled fireplace and hearth with open fire. Windows facing to front and rear. Wood dado rail to wall. Electric storage heater to wall with fitted shelf above. Carpeted. T.V. point.

Dining Room 3.09m x 2.56m 10' 1" x 8' 4"

Electric storage heater to wall with fitted shelf above. Wood dado rail to wall. Plate shelf fitted to wall. Carpeted. Opening to kitchen.

Kitchen 3.61m x 2.88m 11' 10" x 9' 5" at widest

Wall and base units with fitted worktop and tiled splashback. Stainless steel sink with drainer and mixer tap. Free standing electric cooker with extractor fan fitted above. Windows facing to rear and side. Electric storage heater to wall with fitted shelf above. Washing machine below unit. Dishwasher below unit. Tumble drier and free standing fridge/freezer. T.V. point. Fifteen pane door to rear vestibule.

Rear Vestibule 1.23m x 1.15m 4' 00" x 3' 9"

Carpeted. Fitted shelf to wall. Half glazed uPVC door to rear garden. Door to W.C.

W.C. 2.22m x 0.91m 7' 3" x 2' 11"

Handbasin set into unit with cupboard and W.C. Extractor fan to wall. Fitted soap dish to wall. Half tiled walls. Carpeted.

Stairs to Landing

Carpeted. Handrails fitted to either side. Electric storage heater on landing with fitted shelf above. Wood dado rail. Hatch to attic space.

Bedroom 1 3.05m x 3.05m 10' 00" x 10' 00"

Two built in cupboards, one fitted with shelves and the other housing the hot water tank and fitted with shelves. Window facing to front. Electric panel heater to wall. Carpeted.

Shower Room 2.39m x 1.57m 7' 10" x 5' 1"

Large walk in shower fitted with Mira electric shower. Handbasin and W.C. Extractor fan to wall. Electric fan heater to wall. Shower boarding to three walls. Opaque window facing to rear. Mirrored cabinet fitted to wall. Soap dish and towel rail fitted to wall. Laminate flooring.

Bedroom 2 4.75m x 2.59m 15' 7" x 8' 6"

Windows facing to front and rear. Built in cupboard fitted with shelves. Electric panel heater to wall. Shelf fitted to wall. Carpeted. B.T. point. T.V. point.

Garden

A low maintenance walled garden to the front and a fenced garden to the rear which incorporates a grassed drying area, patio area and a garden shed.

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 4HU

Entry

By arrangement with our Wick office.

Viewing

By arrangement with our Wick office.

Price

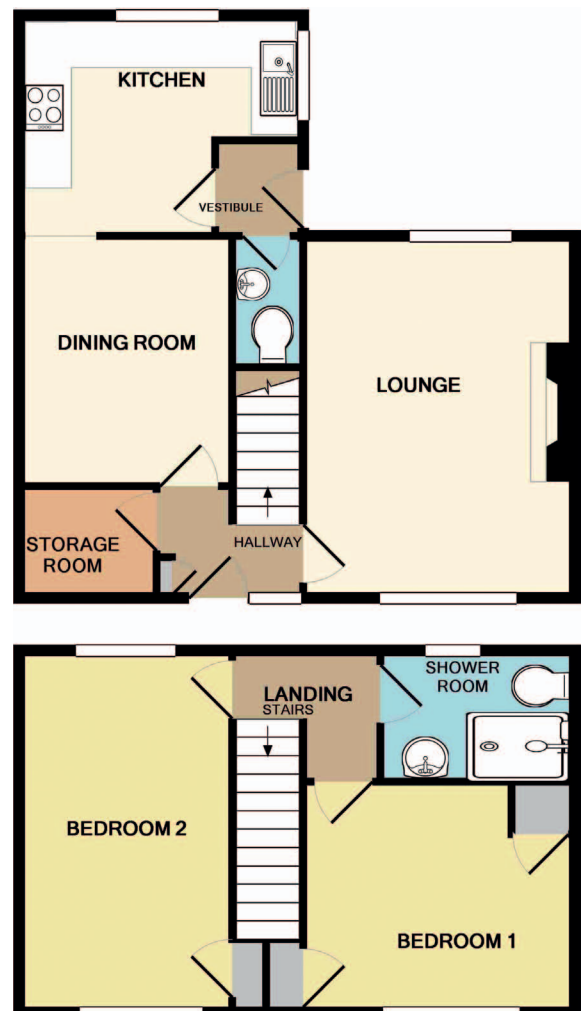
Fixed Price £62,000 should be submitted to our Wick office.

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.