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Young Robertson & Co.



16 LEITH WALK, WICK

A three bedroom semi-detached property situated just a short walk from the town centre. Accommodation comprises lounge, newly fitted kitchen/diner, three bedrooms and a newly fitted bathroom. The double glazing is a mixture of uPVC and aluminium framed. The heating system is electric storage heating. There is a good sized enclosed garden to the rear laid mainly to grass and a low maintenance garden to the front laid mainly to paving slabs for low maintenance. The offroad parking to the side offers ample parking for several vehicles. An ideal first time buyer's home.

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Hallway

Opaque glazed uPVC entrance door. Window facing to front. Storage cupboard with shelving and coat hooks to wall. Cupboard to wall housing electrics. Electric storage heater to wall. Vinyl flooring. Staircase to upper floor.

Lounge 5.88m x 3.53m 19' 3" x 11' 7" at widest

Electric heater set in an ornate fire surround with Caithness flagstone hearth. Cupboard to wall housing control for electric fire. Two electric storage heaters to walls. Two windows, one facing to front and one facing to rear. Understair storage cupboard. Laminate flooring. B.T. point. T.V. point.

Kitchen 4.87m x 2.82m 15' 11" x 9' 3"

Newly fitted wall and base units with fitted Caithness flagstone worktops and matching Caithness flagstone splashback. Black ceramic sink with drainer and mixer tap. Electric cooker and washing machine. Two windows, one facing to the side and one facing to the rear. Electric storage heater to wall. Half glazed uPVC door to rear. Vinyl flooring. B.T. point.

Bathroom 2.79m x 1.66m 9' 1" x 5' 5"

Newly fitted three piece suite comprising bath with shower boarding to wall and fitted electric Mira shower above, W.C. and handbasin. Mirrored cabinet to wall. Electric heater fitted to wall. Opaque window facing to side. Vinyl flooring.

Stairs

Carpeted stairs to landing. Window facing to front. Hatch to attic space.

Bedroom 1 3.74m x 3.48m 12' 3" x 11' 5"

Window facing to rear. Carpet flooring. Storage heater to wall.



Bedroom 2 3.97m x 2.66m 13' 0" x 8' 8"

Window facing to rear. Storage cupboard housing hot water tank with shelving. Electric storage heater to wall. Carpeted. B.T. point.

Bedroom 3 2.83m x 2.37m 9' 3" x 7' 9"

Window facing to front. Electric storage heater to wall. Carpeted. Built in wardrobe with hanging and shelves.

Gardens

Enclosed garden to rear laid mainly to grass. Low maintenance garden to front laid mainly to paving slabs with offroad parking to the side for several vehicles.



General Information

The floor coverings, 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 when the property is sold. This may result in the Band being altered.

EPC Rating

E

Postcode

KW1 4HS

Entry

By arrangement with our Wick office.

Viewing

By arrangement with our Wick office.

Price

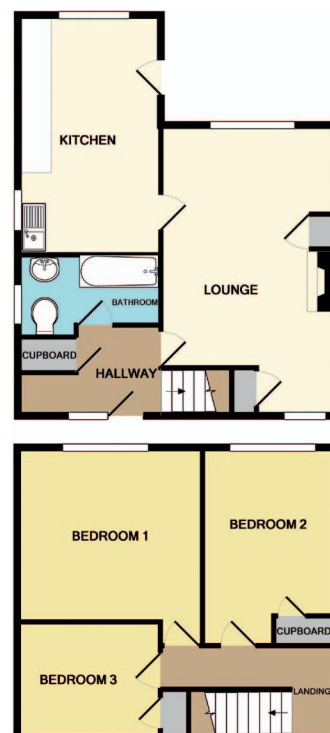
Offers Over £65,000 should be submitted to our Wick office.

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.