



solicitors • estate agents

# Young Robertson & Co.



**29 TRAILL STREET  
THURSO KW14 8EG**  
tel: 01847 896177  
fax: 01847 896358  
[property@youngrob.co.uk](mailto:property@youngrob.co.uk)  
[youngrob.co.uk](http://youngrob.co.uk)

**21 BRIDGE STREET  
WICK KW1 4AJ**  
tel: 01955 605151  
fax: 01955 602200  
[wick@youngrob.co.uk](mailto:wick@youngrob.co.uk)  
[youngrob.co.uk](http://youngrob.co.uk)

[caithnessproperty.co.uk](http://caithnessproperty.co.uk) 

## 3 HENRIETTA STREET, WICK

A three bedroom property with kitchen/diner extension to rear and an integral garage to the side which is located in a quiet cul-de-sac. To the rear and side sits a large area of mature garden ground which incorporates a pond. Benefitting from mains gas central heating and timber framed double glazing throughout this spacious accommodation comprises lounge, open hallway, kitchen/diner, three bedrooms, shower room, bathroom, a good sized attic storage room with ample other storage peppered throughout and an integral garage. The kitchen/diner extension brings the garden into the house with the use of three windows which also makes it a lovely bright room. The large mature garden to the side and rear has trees, shrubs and flowers with a patio area, a pond and a garden shed. There is also a lean-to greenhouse to the side and offroad parking for a vehicle to the front of the garage. Viewing is recommended to appreciate the size of this extended property and to realise the size of the garden which, from the front, is hidden away from view. An ideal family home.

**OFFERS OVER £85,000**

## Front lobby

Half glazed timber framed entrance door. Ceramic tiled floor. Radiator. Stairs to upper floor and door to lounge.

## Lounge 4.25m x 3.66m 13' 11" x 12' 00"

Gas fire sitting on Caithness flagstone hearth with wood surround and mantle. Window facing to front. Glass shelved alcove with light above and cupboard below housing electrics. Carpeted. T.V. point. B.T. point.

## Hallway 2.80m x 2.84m 9' 2" x 8' 4"

Large hallway which was previously a kitchen before the extension was added. Double 15 pane doors to the kitchen/diner. Deep storage cupboard. Radiator. Shelves fitted to wall. T.V. bracket to wall. Vinyl flooring.

## Kitchen/diner 5.04m x 2.84m 16' 6" x 9' 3"

Wall and base units with fitted worktops with tiled splashback. Stainless steel sink with mixer tap and drainer. Integral fridge/freezer. Integral dishwasher. Fitted electric oven. Fitted electric hob with extractor hood above. services below worktop for washing machine and tumble drier. Three windows, one facing to side and two facing to rear. Vinyl flooring.



## Rear lobby

Fully glazed door to side. Doors to garage and shower room. Vinyl flooring.

## Shower room 14m x 1.63m 7' 00" x 5' 4"

Large walk in shower with half lower enclosure fitted with Mira electric shower and shower boarding to walls, W.C. and handbasin with tiled splashback. Window facing to side. Bathroom cabinet fitted to wall. Extractor fan fitted to wall. Non slip vinyl flooring. Radiator.

## Bedroom 1 2.78m x 2.61m 9' 1" x 8' 6"

Window facing to rear with deep sill. Radiator. Vinyl flooring.

## Stairs to landing

Carpeted stairs and landing. Hand rails fitted to either side. Window facing to side with deep sill. Hatch to attic storage room.

## Bedroom 2 4.14m x 3.25m 13' 7" x 10' 8"

Window facing to front. Door to large storage cupboard which is fitted with a shelf and has a door inside to another storage cupboard above the stairs. Radiator. Carpeted.

## Bathroom 2.13m x 1.67m 7' 00" x 5' 5"

Three piece suite comprising bath with tiled splashback, W.C. and hand basin set into a unit with cupboards below and a tiled top around it. Half pine lined walls. Opaque window to rear with deep sill. Radiator.

## Bedroom 3 3.81m x 3.04m 12' 6" x 9' 11"

Window facing to rear with deep sill. Cupboard fitted with shelves and housing the hot water tank. Radiator. Carpeted.

## Integral Garage 4.65m x 3.28m 15' 3" x 10' 9"

Access door from rear lobby. Block built garage adjoined to the side of the property. Concrete floor. Window facing to the side. Power and light. The up and over door to the front is in need of replacement and won't be replaced by the seller.

## Garden

Large area of mature garden grounds which is laid to grass with trees, shrubs and flowers. There is a patio area, pond, garden shed and lean-to greenhouse.

## 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 B. 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 4HF

## Entry

By arrangement with our Wick office.

## Viewing

By arrangement with our Wick office.

## Price

Offers Over £85,000 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.*