



solicitors • estate agents

Young Robertson & Co.



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

96 SEAFORTH AVENUE, WICK

Occupying a generous corner plot is this immaculately presented three bedroom property that is located in a popular residential area that is close to local amenities and within comfortable walking distance of the town centre. Offering excellent storage the property benefits from solid fuel central heating and recently fitted uPVC double glazed windows. Tastefully decorated throughout the lounge enjoys double aspect windows with a cosy enclosed stove set in Caithness stone surround. A contemporary fitted gloss kitchen all adds to the appeal of the property. Accommodation comprises entrance vestibule, hallway, living room, kitchen, dining room/bedroom and rear vestibule to the ground floor. Upstairs the landing offers storage to the eaves and has a large storage cupboard, two further double bedrooms and the bathroom. Outside there is private off road parking for several cars and an attractive front and rear garden. In walk in condition and with no onward chain viewing is highly recommended to appreciate all this property offers.

caithnessproperty.co.uk 

OFFERS OVER £80,000

Entrance Vestibule 1.74m x 1.47m 5'8" x 4'10"

Hard wood front door with side glazed panel. Vinyl flooring. Partially wood panelling to walls. Partially glazed door to hallway.

Hallway

Antique oak LivLock flooring. Stairs to first floor. Cupboard housing coat hooks and the electrics.

Living room 4.74m x 3.57m 15'6" x 11'9"

Caithness stone fireplace with enclosed stove and back boiler. Double aspect windows. Radiator. TV and telephone point. Recessed unit with glazed shelving. Antique oak LivLock flooring.

Dining Room/Bedroom 3 3.32m x 3.01m 10'10" x 9'10"

Window to front. Storage cupboard with hanging rail. Radiator. Antique oak LivLock flooring.

Kitchen 3.42m x 2.67m 11'2" x 2.67m

Attractive gloss fitted kitchen with various fitted eye and base level units and splash back panelling. 5 ring gas fitted hob with extractor above. Integrated fridge. AEG double oven at eye level. 1½ bowl stainless steel sink. Services for washing machine. Sliding door to vestibule. Wood effect vinyl flooring. Window to rear.

Rear vestibule 1.55 x 0.98m 5'1" x 3'2"

Two doors to under stairs storage cupboards, one of which has a window to the rear. Vinyl flooring. Door to garden.

Landing

Window to rear. Hatch access to the loft. Large storage cupboard. Carpet. Radiator. Storage cupboard to eaves.

Bedroom 1 3.73m x 3.57m 12'3" x 11'8"

Window to front with views to the playing fields and countryside yonder. Carpet. Radiator. Door to wardrobe with hanging rail and shelf.

Bedroom 2 3.45m x 3.19m 11'3" x 10'5"

Window to rear. Carpet. Radiator. Sliding mirrored doors to built in wardrobe with hanging rail and shelf. Airing cupboard housing the hot water tank.

Bathroom 2.75m x 1.52m 9'0" x 4'11

Bath with shower screen and electric shower. WC. Wash hand basin with mirror above.. Partial tiling to walls. Extractor. Vinyl flooring. Window to rear. Radiator.

Garden

Large corner plot offering ample private off road parking. The rear garden has an attractive combination of paved patio area, paved pathways, stone chips and artificial grass with raised borders that are well stocked with flowers and plants. To the side is a large timber shed with power that extends to 12' x 8'. The front garden is laid to grass with paved pathways and borders again with flowers and shrubs.

General Information

The floor coverings and blinds as fitted are included in the sale. Home Report available from property@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

E

Postcode

KW1 5ND

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

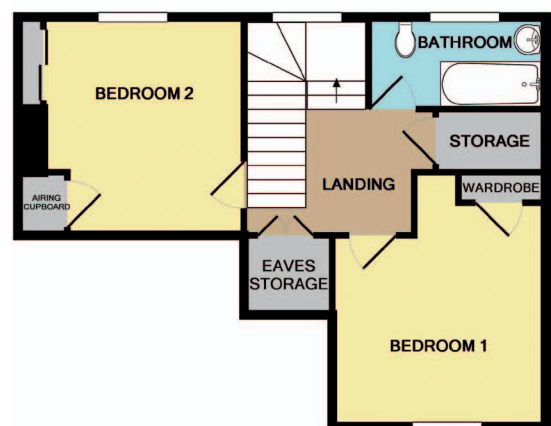
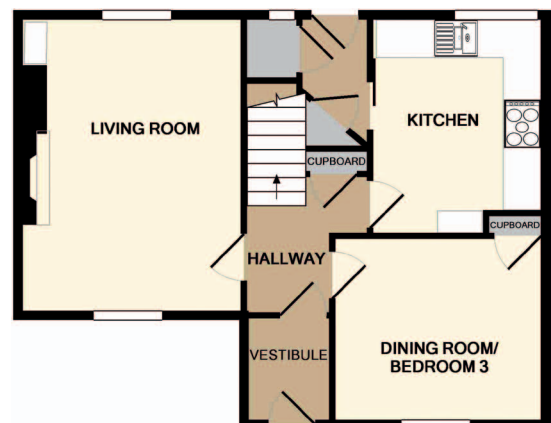
Offers over £80,000 should be submitted to our Thurso Office.

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.