



solicitors • estate agents

# Young Robertson & Co.



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## 38 GRANT STREET, WICK

A three bedroom mid terraced property with gardens to front and rear, situated close to local amenities and within walking distance of the town centre. Benefits from mains gas central heating and timber framed double glazed windows with uPVC entrance doors. Accommodation comprises lounge and kitchen/diner on the ground floor, upstairs are two double bedrooms and a bathroom, up on the next floor is a master bedroom. There is a small low maintenance garden to the front, the garden to the rear is laid to paving slabs and has a shed/workshop. In walk-in condition, this is an ideal family home. The range cooker in the kitchen along with the dining table with corner bench seating and some of the white goods are also included in the sale. There is a large garage/workshop which is for sale by separate negotiation. Viewing is recommended of this lovely family home.

**OFFERS OVER £74,000**

## Entrance

Half glazed uPVC entrance door. Laminate flooring. Coat hooks to wall. Stairs to upper floor.

## Lounge 4.18m x 4.03m 13' 8" x 13' 2"

Multi fuel burner, marble hearth with wood surround and mantle. Shelves alcove with cupboards below housing electrics. Window facing to front with deep sill. Storage cupboard fitted with coat hooks. Double radiator. T.V. point. Carpeted. Folding door to kitchen/diner.



## Kitchen/Diner 5.62m x 2.47m 18' 5" x 8' 1"

Wall and base units with fitted worktops. Stainless steel sink with drainer and spray mixer tap. Heating boiler to wall. Electric Range cooker with double ovens and grills with stainless steel splashback. Fridge below worktop. Spotlights to ceiling. Dining table with corner bench seating. B.T. point. Ceramic tiled floor. Fully opaque glazed door to rear garden.

## Stairs to landing

Carpeted stairs and landing. Window facing to front. Double radiator. Stairs to floor above.

## Bedroom 1 3.62m x 2.82m 11' 10" x 9' 3"

Window facing to front with deep sill. Built in wardrobe with hanging and shelf. Fitted shelf to wall. Fitted T.V. bracket to wall. Double radiator. Carpeted.

## Bathroom 2.25m x 1.83m 7' 4" x 6' 00"

Three piece suite comprising bath with mains fitted shower above and shower boarding to the walls, W.C. and hand basin with mixer tap, tiled splashback and cupboard below. Opaque window to rear with deep sill which has been shower boarded. Shower boarding to ceiling. Double radiator. Laminate flooring.

## Bedroom 2 3.36m x 2.95m 11' 00" x 9' 8"

Window facing to front with deep sill. Double radiator. Carpeted.

## Stairs to upper floor

Carpeted

## Master Bedroom 4.36m x 4.02m 14' 3" x 13' 2"

Three windows facing to rear, filling the room with natural daylight. Window seating along with length of the windows with storage below. Built in double wardrobes to each side of the room, one fitted with mirrored sliding doors. Three cupboards to eaves storage areas. Double radiator. Spotlights to ceiling. Carpeted.

## Garden

Small low maintenance garden to the front. The garden to the rear is laid with paving slabs and has a shed/workshop.

## Garage/Workshop

Located to the side of the property in Grant Street and for sale for £15,000

## 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 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

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## Postcode

KW1 5AY

## Entry

By arrangement with our Wick office.

## Viewing

By arrangement with our Wick office.

## Price

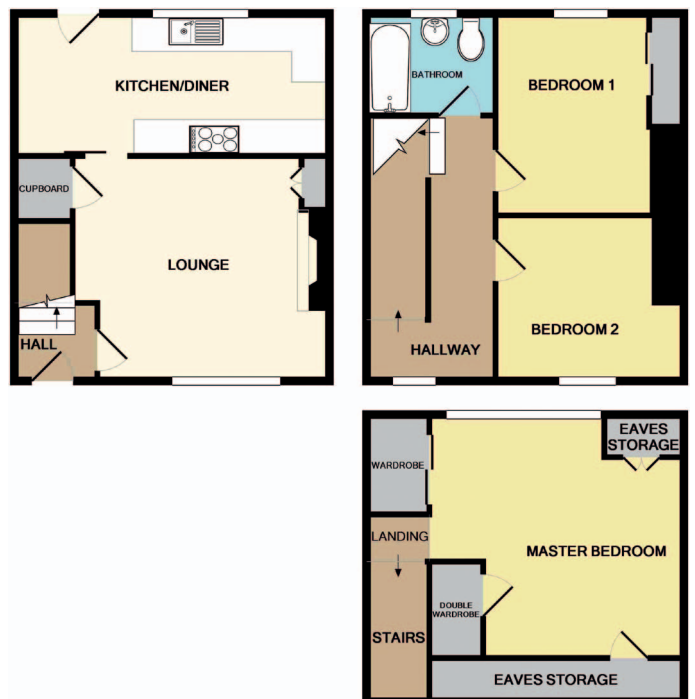
Offers Over £74,000 should be submitted to our Wick office.

## 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.*