



solicitors • estate agents

Young Robertson & Co.



41 LEITH WALK, WICK

A three bedroom mid terraced property of generous proportion with gardens to the front and rear which is situated within walking distance of the town centre. Offering good storage throughout, the property benefits from oil fired central heating newly installed just a year ago and wood framed double glazing. Tastefully decorated and in walk in condition, the accommodation comprises entrance hall, lounge with double aspect windows, kitchen/diner and rear vestibule on the ground floor, upstairs is a bathroom and three bedrooms. The garden to the front is laid to grass, the garden to the rear is also laid mainly to grass with shrubs and a garden shed. With no onward chain, viewing is recommended of this spacious and bright property.

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OFFERS OVER £70,000

Front hallway **2.48m x 1.73m 8' 1" x 5' 8"**

Partial glazed wood entrance door. Window facing to front. Cupboard fitted with hanging rail. Laminate flooring. Radiator.

Lounge **5.66m x 3.15m 18' 6" x 10' 4"**

Large picture window to front. Window to rear. Two radiators. Carpeted.



Kitchen/Diner **5.53m x 3.30m 18' 2" x 10' 10"**

Wall and base units with fitted worktops and tiled splashback. Stainless steel sink with drainer. Cupboard fitted with shelf. Extractor fan to ceiling. Window facing to rear. Fully glazed door to rear vestibule. Radiator. Vinyl flooring to kitchen area. Laminate flooring to dining area.



Rear Vestibule **1.15m x 0.90m 3' 9" x 2' 11"**

Shelved cupboard. Tiled floor. Partial glazed door to rear garden.

Stairs to landing

Fitted with handrails to both sides. Carpeted staircase. Laminate flooring to landing. Shelved cupboard. Hatch to attic space.

Bedroom 1 **4.63m x 2.67m 15' 2" x 8' 9"**

Built in wardrobe with hanging and shelf. Cupboard housing hot water tank. Window facing to rear. Radiator. Laminate flooring.

Bedroom 2 **4.23m x 2.90m 13' 10" x 9' 6"**

Window facing to front. Laminate flooring. Radiator.

Bathroom **1.94m x 1.65m 6' 4" x 5' 5"**

Three piece suite comprising bath with Mira electric shower fitted above, W.C. and handbasin with cupboard below. Three fully tiled walls. Opaque window facing to rear. Set of shelves fitted to wall. Heated towel rail.

Bedroom 3 **2.88m x 2.21m 9' 5" x 7' 3"**

Built in wardrobe with hanging and shelf. Radiator. Window facing to front.

Garden

Gardens to front and rear which are laid to grass. Garden shed to rear.

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

D

Postcode

KW1 4HZ

Entry

By arrangement with our Wick office.

Viewing

By arrangement with our Wick office.

Price

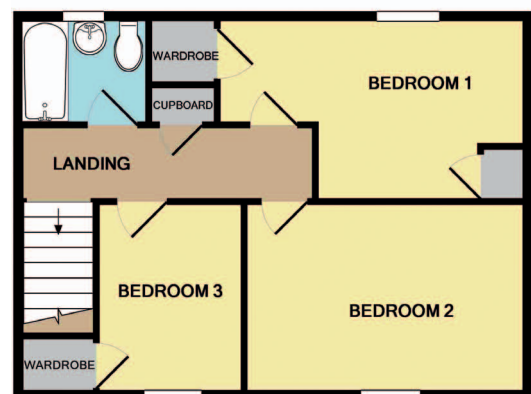
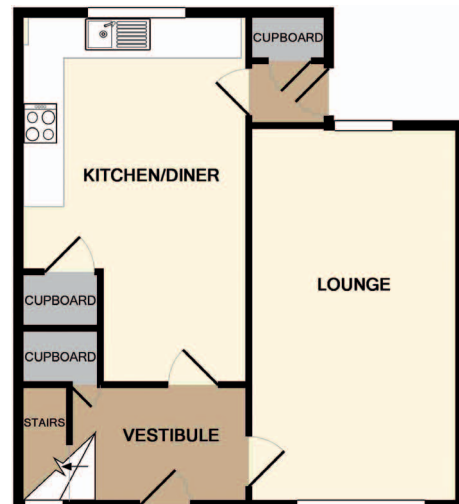
Offers Over £70,000 should be submitted to our Wick office.

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.