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# Young Robertson & Co.



## 14 WELLINGTON STREET, WICK

A two bedroom property with garden to the rear. Situated in an area which has two small shops and is a fifteen minute walk from the town centre. Benefitting from mains gas central heating and timber framed double glazing throughout. The accommodation comprises, vestibules to front and rear, hallway, lounge and kitchen/diner on the ground floor, upstairs are two double bedrooms with a bathroom which has a four piece suite incorporating a corner bath. The garden is laid to gravel with flowers and shrubs and has a gate leading onto a path to the rear of the property. An ideal property for the first-time-buyer or for the buy-to-let market.

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**FIXED PRICE £65,000**

### Vestibule

2.37m x 1.94 7' 9" x 6' 4"

Half glazed timber framed door with window to the side. Cupboard housing electrics. Vinyl flooring.

### Hallway

Carpeted. Radiator. Twelve pane door to rear vestibule. Stairs to upper floor.

### Lounge

4.02m x 3.63m 13' 2" x 11' 11"

Window facing to front. Double radiator. Carpeted.



### Kitchen/Diner

3.62m x 3.11m 11' 10" x 10' 2"

Wall and base units. Fitted worktops. Tiled splashback. Fitted double oven. Fitted electric hob with cooker hood above. Stainless steel sink with drainer and mixer tap. Integral fridge/freezer. Double radiator. Window facing to rear. Vinyl flooring.



### Rear Vestibule

1.91m x 1.10m 6' 3" x 3' 7"

Half glazed timber framed door with window to side. Ceramic tiled floor. Coat pegs to wall.

### Stairs to upper landing

Fitted with handrail. Window facing to front giving natural daylight. Carpeted. Door to cupboard housing hot water tank.

### Master Bedroom

3.62m x 3.55m 11' 10" x 11' 7"

Window facing to front. Fitted wardrobes with fitted bedside cabinets and storage cupboards above. Double radiator. Carpeted.

### Bathroom

2.53m x 1.68m 8' 3" x 5' 6"

Four piece suite comprising corner bath with tiled splashback, W.C. hand basin and fully tiled shower fitted with a Triton electric shower. Radiator. Ceramic tiled floor.

### Bedroom 2

3.62m x 2.93m 11' 10" x 9' 9"

Fitted wardrobes with sliding doors. Window facing to rear. Double radiator. Carpeted.

### Garden

The garden is laid to gravel with flowers and shrubs. There is a rotary clothes drier. A timber fence to the rear has a gate leading out onto a path to the rear.

### 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

D

### Postcode

KW1 5HJ

### Entry

By arrangement with our Wick office.

### Viewing

By arrangement with our Wick office.

### Price

Fixed Price £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.*