



Young  
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solicitors • estate agents

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## 91 DUNNETT AVENUE, WICK

A two bedroom ground floor property which has been completely redecorated and fitted with a new kitchen. Benefits from a newly fitted oil central heating system and timber framed double glazing. Accommodation comprises front and rear vestibules, lounge, lobby, kitchen/diner, two bedrooms and bathroom. Newly redecorated in neutral tones throughout, this lovely property is in walk in condition. There are gardens to the front and rear. Ideal for the first-time buyer, viewing is recommended.

**OFFERS OVER £54,000**

**Vestibule** **1.21m x 1.09m 3' 11" x 3' 7"**

Half glazed timber framed entrance door. Vinyl flooring.

**Lobby**

Deep cupboard housing heating system and fitted with shelf. Radiator. Carpeted.

**Lounge** **4.83m x 3.41m 15' 10" x 11' 2"**

Cupboard housing hot water tank. Fitted shelf with cupboard below housing electrics. Window facing to front. Radiator. Carpeted.

**Kitchen/Diner** **4.43m x 2.56m 14' 6" x 8' 4"**

Newly fitted wall and base units. Fitted worktops. Black ceramic one and a half bowl sink with spray mixer tap. Window facing to rear. Vinyl flooring. Door to rear vestibule.

**Rear Vestibule** **1.11m x 0.90m 3' 7" x 2' 11"**

Half glazed timber framed door to rear garden. Radiator. Vinyl flooring.

**Master Bedroom** **4.41m x 3.14m 14' 5" x 10' 3"**

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

**Bathroom** **2.30m x 1.75m 7' 6" x 5' 8"**

Three piece suite comprising bath with tiled splashback, W.C. and hand basin with tiled splashback. Opaque window facing to rear with deep sill. Radiator. Vinyl flooring.

**Bedroom 2** **3.89m x 2.97m 12' 9" x 9' 9" at widest.**

Window facing to rear. Radiator. Carpeted.

**Garden**

Fenced garden to rear laid mainly to grass with shrubs and flowers.



**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 4DX

**Entry**

By arrangement with our Wick office.

**Viewing**

By arrangement with our Wick office.

**Price**

Offers Over £54,000 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.*