



solicitors • estate agents

# Young Robertson & Co.



## 47 COACH ROAD, WICK

A three bedroom property with full length extension to the side and enclosed gardens to front and rear. Situated on Coach Road, close to all amenities. It is just a few minutes walk from the centre of the town. In need of redecoration throughout but offers huge potential for the purchaser looking for a well proportioned home close to local amenities. The property benefits from mains gas central heating and uPVC double glazing throughout apart from the rear door which is timber. Accommodation comprises large kitchen/diner, utility room, lobby, lounge and double bedroom with ensuite on ground floor, upstairs are a further two double bedrooms with storage opportunities and a bathroom. There are enclosed gardens to the front and rear which are laid mainly to grass with flowers trees and shrubs. To the rear is a porto cabin which has been used as a garden shed and workshop. Viewing is recommended to appreciate the size of this family home which is perfect for anyone looking to put their own stamp on their home.

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

caithnessproperty.co.uk

**OFFERS OVER £75,000**

## Lobby

Half opaque glazed uPVC door to front lobby. Wood flooring with mat in footwell. Stairs to upper floor.

## Kitchen/Diner **8.10m x 3.43m 26' 7" x 11' 3"**

Wall and base units with fitted worktops and breakfast bar. One and a half bowl stainless steel sink with drainer and mixer tap. Fitted electric hob with cooker hood above. Fitted electric oven. Services below worktop for dish washer. Windows facing to front and rear. Laminate flooring to kitchen area. Carpeting to dining area. Two radiators. T.V. point. Door to utility room.

## Utility Room **2.19m x 1.53m 7' 2" x 5' 00"**

Fitted worktop and fitted shelves to walls. Services below worktop for washing machine. Ceramic tiled floor. Timber half opaque glazed door to rear garden. Window facing to front with deep sill.

## Lounge **4.23m x 3.65m 13' 10" x 11' 11"**

Stone built fireplace with solid wood mantle and shelf top. Caithness flagstone hearth with gas fire. Window facing to front with deep sill. Double radiator. Carpeted. Door to bedroom.

## Bedroom 1 **3.10m x 3.05m 10' 2" x 10' 00"**

Window facing to rear with deep sill. Radiator. Carpeted. Sliding door to ensuite.

## Ensuite **3.11m x 1.98m 10' 2" x 6' 6"**

Shower cubicle fitted with Triton electric shower. W.C. and handbasin with cupboard below. Opaque window facing to rear with deep sill. Large shelved storage cupboard. Two mirrored cabinets to walls. Radiator.

## Stairs to landing

Handrails fitted to both sides. Open shelf. Hatch to attic space which is accessed by a pull down Ramsay ladder, the attic is mostly floored with extra flooring there to complete flooring the attic space.

## Bedroom 2 **4.15m x 3.30m 13' 7" x 10' 10"**

Window facing to front with deep sill. Radiator. Open storage cupboard.

## Bathroom **2.10m x 2.03m 6' 10" x 6' 7"**

Three piece suite comprising bath, W.C. and handbasin with cupboard below. Opaque window with deep sill facing to rear. Radiator. Carpeted. Half wood lined walls from floor.

## Bedroom 3 **4.06m x 3.02m 13' 4" x 9' 10"**

Window facing to rear with deep sill. Cupboard housing hot water tank fitted with a shelf and storage cupboard above. Partially carpeted. Radiator.

## Garden

Enclosed gardens to front and rear laid mainly to grass with trees, shrubs and flowers. Portocabin to rear garden which was used as storage/workshop.

## 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 4HA

## Entry

By arrangement with our Wick office.

## Viewing

By arrangement with our Wick office.

## Price

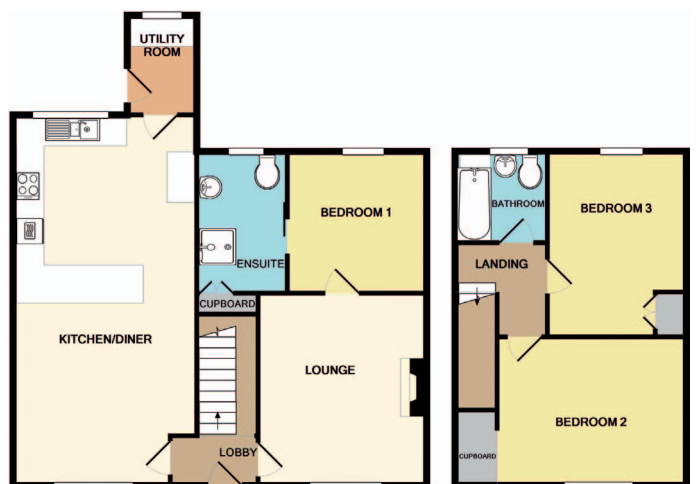
Offers Over £75,000 should be submitted to our Wick office.

## 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.*