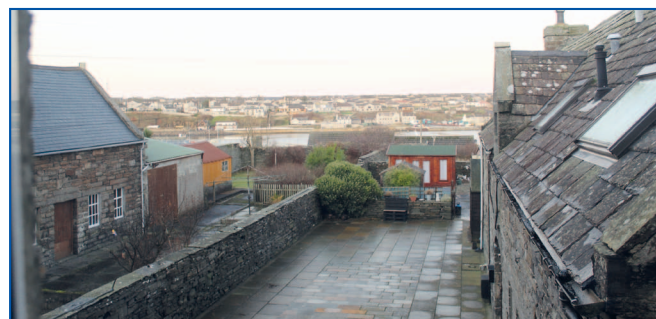
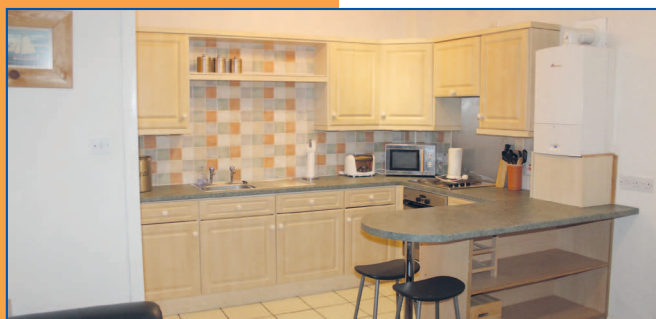




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7 BREADALBANE TERRACE, WICK

A lovely deceptively spacious one bedroom flat situated tucked in behind Breadalbane Terrace with views across the harbour from the bedroom upstairs. Benefitting from mains gas central heating and uPVC double glazing throughout. Accommodation comprises an open plan lounge/kitchen diner with a utility room off the kitchen area downstairs and one double bedroom and a large bathroom upstairs. The property incorporates a lot of storage space which frees up the living space in this flat. There is a lovely view across the harbour from the bedroom windows. This is an ideal property for a first-time buyer or as a buy-to-let.

Lobby

Half opaque glazed uPVC entrance door with glazed panel above giving plenty of natural daylight. Ceramic tiled floor. Double radiator. Door to lounge/kitchen/diner and stairs to upper floor.

Lounge/Kitchen/Diner

5.91m x 3.87m 19' 4" x 12' 8" at widest.

An open plan room. Fitted wall and base units with fitted worktops and fitted breakfast bar which has storage shelves beneath. Tiled splashback. Stainless steel sink with drainer. Fitted electric hob and fitted electric over with extractor fan above. Combi boiler to wall. Tiled floor to kitchen area. Door to utility room which has services for a washing machine and a fitted cupboard with worktop. Carpeted lounge area with window facing to side. Fitted shelf to wall. Double radiator. Small cupboard housing electrics.

Stairs to landing

Carpeted with handrails to either side.

Bedroom 3.91m x 3.37m x 12' 10" x 11' 00" at widest.

Deep built in wardrobe with mirrored doors and cupboards above which are also mirrored. Windows with deep sills facing to front and side. Laminate flooring. Double radiator. Hatch to attic space.

Bathroom 2.97m x 2.40m 9' 8" x 7' 10"

Four piece suite comprising shower enclosure with mains fitted shower and shower boarding to walls, bath, W.C. and handbasin. Shower boarding to walls from the floor to half way up the walls. Fitted mirrors to wall around the bath. Velux window to ceiling. Heated towel rail and double radiator. Fitted towel rail to wall. Light fitted above handbasin with shaving point. Vinyl flooring.

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

C

Postcode

KW1 5AS

Entry

By arrangement with our Wick office.

Viewing

By arrangement with our Wick office.

Price

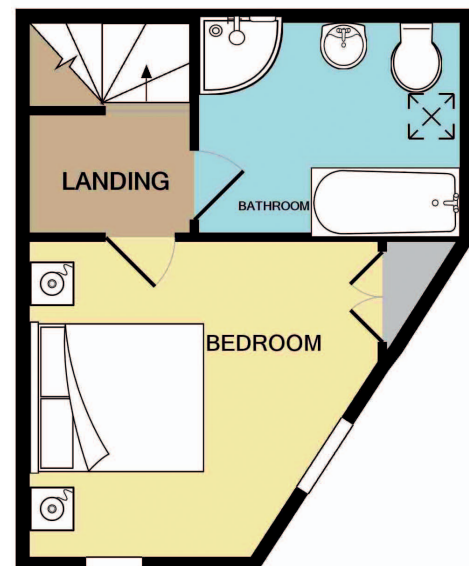
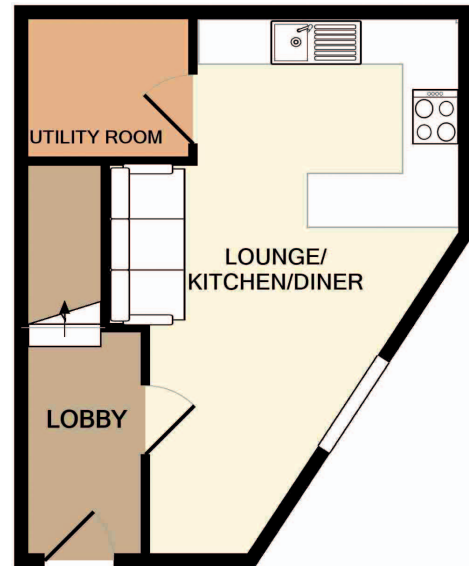
Offers Over £52,000 should be submitted to our Wick office.

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.