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30 MACRAE STREET, WICK

Situated in a block of just two flats is this bright and spacious three bedroom property that will likely appeal to the first time purchaser or perhaps the buy to let market. With recently installed new windows and a gas central heating system there is excellent storage throughout. Accommodation comprises hallway, living/dining room and kitchen to the ground floor. Upstairs from the landing are three bedrooms and a good sized shower room. Outside are shared front and rear gardens and there is ample on street parking locally. Viewing is recommended.

OFFERS OVER £60,000

Hallway

Partially glazed timber front door. Laminate flooring. Heating vent. Small cupboard housing electrics,. Shelved storage cupboard. Large under stairs storage cupboard offering excellent storage. Stairs to first floor.

Living/Dining Room 6.54m x 3.64m 21'5" x 11'11"

15 panel glazed door from hallway. Two windows to front. Combination of timber flooring and carpet. Heating vent. TV and telephone point. Dimmer switch. Dado rail.



Kitchen 4.47m x 2.84m 14'8" x 9'3"

15 panel glazed door from hallway. Fully fitted kitchen with various eye and base level units with work top space and splash back tiling. 1½ bowl stainless steel sink with mixer tap and drainer. Four ring gas hob with single oven below and extractor above. Boiler for heating, and hot water boiler. Services for washing machine. Space for fridge. TV point. Partially wood lining to walls. Laminate flooring. Heating vent. Window to rear.



Landing

Window to stairwell. Carpet. Shelved storage cupboard. Glazed hatch access to roof void.

Bedroom 1 3.63m x 3.27m 11'11" x 10'8"

Vinyl flooring. Window to front.

Bedroom 2 3.63m x 3.12m x 11'11" x 10'2"

Window to front. Carpet.

Bedroom 3 3.31m x 2.17m 10'10" x 7'1"

Window to rear. Panel heater. Carpet. Double doors to shelved storage cupboard.

Bathroom 2.21m x 1.98m 7'3" x 6'5"

Wc. Wash hand basin set in vanity unit. Fully tiled shower enclosure with electric shower. Wall mounted electric fan heater. Partially tiling to walls and wood lined ceiling with spotlights. Vinyl tiled flooring. Dado rail.

Garden

Garden grounds to the front and rear are communal with other properties within the block. Open plan in design to the front with large grassed area. To the rear are incorporated lawn areas and boundaries are formed in block built walls.

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 5QW

Entry

By arrangement with our Wick office.

Viewing

By arrangement with our Wick office.

Price

Offers Over £60,000 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.