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50 GRANT STREET, WICK

Offering an excellent opportunity to purchase this modern, two bedroom mid-terraced property, which is located in a popular residential area that is within comfortable walking distance to the town centre. Benefitting from double glazed windows and gas central heating the living room has an attractive feature fireplace and fitted shelving and storage units. The kitchen boasts a contemporary fitted kitchen diner which leads onto the utility room. Upstairs from the landing are two good sized bedrooms and the bathroom has a modern fitted bathroom suite. The south facing garden is a real suntrap and this can be enjoyed from the timber decking. To the front is a small area of lawn. Locally there is ample on street parking. This property shall likely appeal to the first time purchaser or perhaps the buy to let market and viewing is highly recommended.

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OFFERS OVER £70,000

Hallway

Partially glazed timber front door. Radiator. Carpet. Stairs to first floor. Coat hooks to wall.

Living Room 4.10m x 4.07m 13'5" x 13'4"

Attractive fireplace with gas fire insert and fitted shelving and storage units to either side. Twin windows to front. TV and telephone point. Laminate flooring. Door to under stairs cupboard offering excellent storage. Radiator. Door to kitchen.

Kitchen/Diner 5.64m x 2.48m 18'6" x 8'1"

Fantastic fitted kitchen with various eye and base level units including a breakfast bar area and splashback. Round stainless steel sink with mixer tap and drainer. Four ring hob with single oven below and stainless steel extractor above. Fitted glass shelving. Radiator. Tile effect laminate flooring. Window to rear. Ample space for fridge freezer.

Utility Room 2.78m x 1.78m 9'1" x 5'9"

Fitted work top space with single unit below and double eye level unit. Services for washing machine. Space for tumble dryer. Window to rear. Tile effect laminate flooring. Storage cupboard with fitted shelving. Extractor fan. Partially glazed uPVC door to garden.

Landing

Hatch access to the loft. Carpet.

Bathroom 2.26m x 1.91m 6'3" x 7'5"

Bath with mixer tap, wet wall and electric shower above. Wash hand basin with mixer tap. WC with push top flush. Partial tiling to walls. Window to rear. Vinyl flooring. Towel radiator.

Bedroom 1 5.77m x 2.95m 18'11" x 9'8"

Two windows to front. Carpet. Radiator. TV point. Door to airing cupboard housing the hot water tank and shelving.

Bedroom 2 3.69m x 3.38m 12'1" x 11'1"

Window to rear. TV point. Radiator. Door to cupboard with fitted shelving and hanging rail.

Garden

The low maintenance rear garden is south facing making it a real suntrap. Fully fenced and boasting attractive fitted timber decking. To the front is an area of lawn bordered by occasional shrubs. Bounded with fencing and a block built wall with gate and pathway that leads to the front garden.

General Information

The floor coverings, curtains 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 5AY

Entry

By arrangement with our Wick office.

Viewing

By arrangement with our Wick office.

Price

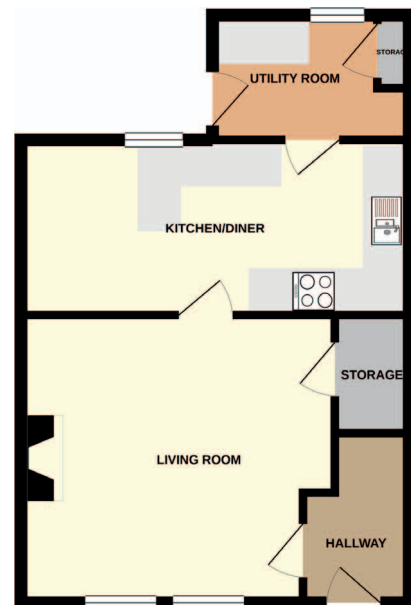
Offers Over £70,000 should be submitted to our Wick office.

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.