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3 WELLINGTON AVENUE, WICK

A semi-detached two bedroom property set just a short walk from Wick's outdoor swimming pool, the Trinkie and a park. The property was renovated and decorated with the use of neutral tones throughout. Benefits from wood framed double glazing and an electric central heating system. Accommodation comprises lounge, kitchen, bathroom and two bedrooms. There are enclosed gardens to the front, side and rear laid mainly to grass. In walk-in condition, this property is ideal for a first time buyer or for the buy-to-let market though it could be extended with the necessary permissions.

FIXED PRICE £58,000

Hallway

Wood entrance door. Vinyl flooring. Electric panel heater to wall. Electrics mounted to wall. Small understair cupboard housing fuse boxes. Door to lounge and stairs to upper floor.

Lounge 5.66m x 3.33m 18' 7" x 10' 11"

Windows overlooking front and rear gardens. Ornate electric heater to wall giving the room a focal point. Electric storage heater to wall. T.V. point. Door to kitchen. Carpeted.



Kitchen 3.39m x 1.94m 11' 1" x 6' 4"

Wall and base units with fitted worktops. Stainless steel sink with drainer. Window facing to side. Services for cooker. Electric storage heater to wall. Vinyl flooring.

Stairs to upper Landing

Window facing to side. Electric panel heater fitted to wall. Access hatch to attic space. Carpeted

Bedroom 1 4.43m x 2.70m 14' 6" x 8' 10"

Window overlooking front garden. Electric storage heater. Built-in cupboard with shelving. Carpeted

Bedroom 2 3.48m x 2.86m 11' 5" x 9' 4"

Window overlooking rear garden. Cupboard housing hot water tank with shelf above. Electric storage heater. B.T. point. Carpeted.

Bathroom 1.88m x 1.69m 6' 2" x 5' 6"

Three piece suite comprising bath with shower fitted above, hand basin and W.C. Tiled splashback surrounding the bath, behind hand basin and W.C. Electric heater mounted to wall. Vinyl flooring.

Gardens

Enclosed gardens to front, side and rear laid mainly to grass. Paved area to rear with steps up to back door.



General Information

The floor coverings 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 5HN

Entry

By arrangement with our Wick office.

Viewing

By arrangement with our Wick office.

Price

Fixed Price £58,000 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.