



solicitors • estate agents

# Young Robertson & Co.



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## 3 NICOLSON STREET, WICK

A mid-terraced two bedroom property with gardens to the front and rear, located in the cul-de-sac of Nicolson Street with a large council maintained grassed area to the front of it. Benefits from an Oil fired central heating system and uPVC double glazing throughout. Accommodation comprises lounge, kitchen/diner and vestibules to front and rear on the ground floor, upstairs are two bedrooms and a bathroom. There is a small low maintenance garden to the front which has a border of roses and a paved courtyard to the rear. The property benefits from having two parking spaces to the rear. In walk-in condition and decorated in neutral tones throughout, viewing is recommended.

**OFFERS OVER £68,000**

### **Front vestibule** **2.24m x 1.88m 7' 4" x 6' 2" at widest.**

Half opaque glazed uPVC entrance door with half opaque glazed panel to side giving lots of natural daylight. Understair cupboard housing electrics. Double radiator. Coat hooks to wall. Laminate flooring. Door to hallway.

### **Hallway**

Open doorway to rear vestibule. Double radiator. Stairs to upper floor. Laminate flooring.

### **Lounge** **4.00m x 3.64m 13' 01" x 11' 11"**

Large picture window facing to front. Two double radiators. Fitted shelves to wall. Carpeted.



### **Kitchen/Diner** **3.65m x 3.11m 11' 11" x 10' 2"**

Wall and base units with fitted double ovens, fitted hob with stainless steel cooker hood above. Fitted worktops and tiled splashback. There is also a nice modern splashback fitted to the wall to the side of the ovens. Stainless steel sink with drainer and mixer tap. Services below worktop for washing machine. Space for upright fridge/freezer. Picture window facing to rear. Double radiator. Laminate flooring. Spotlights to ceiling.



### **Rear Vestibule** **1.87m x 0.89m 6' 2" x 2' 11"**

Half opaque glazed uPVC door with half opaque glazed panel to side. Laminate flooring.

### **Stairs to Landing**

Fitted handrail to wall. Carpeted. Double radiator. Storage cupboard fitted with two shelves to the top. Window fitted with sill.

### **Bedroom 1** **3.64m x 3.62m 11' 11" x 11' 10"**

Window facing to front. Built in wardrobe fitted with hanging and shelves. Built in deep shelved cupboard. Double radiator. Carpeted.

### **Bathroom** **1.87m x 1.64m 6' 1" x 5' 4"**

Three piece suite comprising bath with Mira electric shower fitted above and shower boarding fitted to walls, W.C. and handbasin with mixer tap. Half tiled walls. Opaque window facing to rear with sill. Fitted towel rail. Radiator. Vinyl flooring.

### **Bedroom 2** **3.65m x 2.84m 11' 11" x 9' 3"**

Window facing to rear. Fitted shelves to wall. Double radiator. Carpeted.

### **Garden**

A small low maintenance garden to the front and fenced paved courtyard to the rear.

### **Parking Spaces**

There are two parking spaces to the rear of the property.

### **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**

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### **Postcode**

KW1 5HH

### **Entry**

By arrangement with our Wick office.

### **Viewing**

By arrangement with our Wick office.

### **Price**

Offers Over £68,000 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.*