



solicitors • estate agents

Young Robertson & Co.



**29 TRAILL STREET
THURSO KW14 8EG**
tel: 01847 896177
fax: 01847 896358
property@youngrob.co.uk
youngrob.co.uk

**21 BRIDGE STREET
WICK KW1 4AJ**
tel: 01955 605151
fax: 01955 602200
wick@youngrob.co.uk
youngrob.co.uk

4 FRANCIS STREET, WICK

A lovely spacious three bedroom terraced property, which retains some original features, with two lounges and several outbuildings to the rear garden. Benefits from mains gas central heating and uPVC double glazing throughout. Accommodation comprises vestibule, hallway, lounge, kitchen, utility room, shower room and dining/family room to ground floor. Upstairs are three bedrooms, one with an ensuite bathroom. There is a garden to the rear laid to grass with two sheds, one is a stone built and stone clad building, the other is a timber framed shed which has plaster boarded walls and fitted skirtings which make it an ideal outdoor room. By separate negotiation, there is a third outbuilding of timber framing which houses a plumbed in six person spa/hot tub. It has opening shuttering for windows, fitted fridge and fitted T.V. In walk in condition, viewing is recommended to appreciate all that this family home has to offer – not only inside but also to the rear garden.

caithnessproperty.co.uk



OFFERS OVER £122,000

Vestibule

1.43m x 1.30m 4' 8" x 4' 3"

Partial glazed uPVC entrance door. Cupboard housing electrics. Laminate flooring. Half glazed door to hallway.

Hallway

Solid wood flooring. Understair cupboard housing hot water tank and fitted with shelf. Coat hooks fitted to wall. Radiator. Stairs to upper floor.

Shower Room

2.08m x 1.55m 6' 9" x 5' 1"

Three piece suite comprising shower fitted with mains shower, radio and lights, W.C. and handbasin with cupboards below. Shower boarding to walls. Heated towel rail to wall. Fitted shelves to wall. Opaque window facing to front with deep sill. Spotlights to ceiling. Vinyl flooring.

Lounge

4.48m x 3.24m 14' 8" x 10' 7"

Multi fuel burner on Caithness flagstone hearth with black mantle and surround. Solid wood flooring. Alcove with shelved cupboard below. Window facing to front. Modern slim radiator to wall. Shelf to wall. T.V. point.

Kitchen

3.53m x 2.88m 11' 7" x 9' 5"

Fitted wall and base units with fitted worktops and matching splashback. White ceramic one and a half bowl sink with drainer and mixer tap. Fitted double ovens. Mains gas hob with stainless steel cooker hood above. Window with deep sill facing to rear garden. Fitted shelf which doubles as a slim breakfast bar. Shelved cupboard. Services below worktop for dish washer. Radiator. Space for an American size fridge/freezer. Spotlights to ceiling. Vinyl flooring. Doors to utility room and dining/family room.

Utility Room

1.66m x 1.47m 5' 5" x 4' 10"

Fitted worktop with services below for washing machine and tumble drier. Window facing to rear. Laminate flooring. Half glazed uPVC door to rear.

Dining Room/Family Room 8.80m x 2.98m 28' 10" x 9' 9"

Window facing to side. Patio doors to rear garden. Two radiators. Carpeted.

Stairs to landing

Tartan carpeting to stairs and landing. Velux to ceiling giving natural daylight. Hatch to attic space.

Master Bedroom

3.83m x 3.11m 12' 6" x 10' 2"

Window facing to front with deep sill. Full wall of built in wardrobes with hanging, shelf and fitted mirrored sliding doors. Radiator. Carpeted. T.V. point.

Bedroom 2 3.60m x 3.55m 11' 10" x 11' 7" at widest.

Window facing to rear. Modern upright radiator with mirrored panel, fitted to wall. Fitted shelves to wall. Carpeted. Door to ensuite bathroom.

Ensuite Bathroom

1.94m x 1.49m 6' 4" x 4' 10"

Three piece suite comprising bath, W.C. and handbasin. Half shower boarding to walls. Heated towel rail. Opaque window facing to rear. Fitted mirror to wall. Mirrored cabinet to wall. Fan to wall. Vinyl flooring.

Bedroom 3

3.42m x 2.35m 11' 2" x 7' 8"

Window facing to front. Fitted shelves. Radiator. Carpeted.

Garden

Garden to rear laid to grass with outbuildings and paved area. Access through neighbours garden to entry with bins.

Block built Shed

4.83m x 2.77m 15' 10" x 9' 1"

Block built shed with uPVC entrance door and window to front. Concrete floor. Fitted storage cupboards with worktops. Power and light.

Timber Shed

4.72m x 2.4m 15' 5" x 7' 11"

Double entrance doors. Wood floor. Plaster boarding to walls and fitted skirtings. Light.

Timber Hut housing Hot Tub 3.27m x 2.67m 10' 9" x 8' 9"

Timber hut with shuttering for windows, to either side. Double glazed entrance doors with glazed panels to sides and decking to the front of the entrance doors. Six person hot tub. Fitted T.V. to wall. Fitted fridge. Original cost was £20,000. Seller will sell the Hot Tub Hut for £8,000.

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 B. 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 5PZ

Entry

By arrangement with our Wick office.

Viewing

By arrangement with our Wick office.

Price

Offers Over £122,000 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.