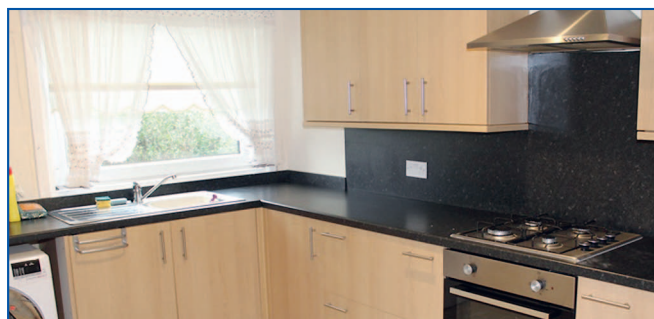
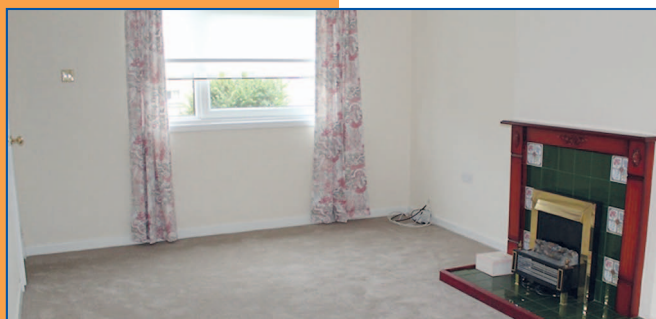




solicitors • estate agents

# Young Robertson & Co.



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## 81 GLAMIS ROAD, WICK

This three bedroom end terraced property is situated in a popular location and to the rear enjoys open countryside views. Offering excellent storage throughout the property benefits from mains gas central heating, uPVC double glazed windows and timber front and rear doors. Accommodation comprises front lobby, lounge with double aspect windows and modern fitted kitchen diner to the ground floor. Upstairs from the landing are three bedrooms and a shower room. A small garden can be found to the front, with a larger garden to the rear with timber shed, trees and shrubs. With no onward chain this property would be ideal for the first time purchaser or buy to let market. Viewing is recommended.

**OFFERS OVER £64,000**

### Hallway

Partial glazed timber entrance door with fully glazed panel to the side. Solid wood flooring. Good sized storage cupboard fitted with coat hooks and shelves. Small cupboard housing the electrics. Radiator.

### Lounge 5.79m x 3.52m 19' 00" x 11' 6"

Windows facing to front and rear. Ornate electric fire set on a tiled hearth and surround with wooden mantle. TV point. Newly fitted carpet. Double radiator.

### Kitchen/Diner 4.00m x 3.77m 13' 1" x 12' 4"

Wall and base units with fitted worktops and matching splashback. Stainless steel sink with drainer and mixer tap. Four ring mains gas hob with electric oven below and cooker hood above. Washing machine below worktop. Heating boiler to wall. Window facing to rear garden. Radiator. Ceramic tiled floor. Folding doors to rear vestibule. T.V. point.

### Rear Vestibule 0.89m x 0.79m 2' 11" x 2' 7"

Ceramic tiled floor. Timber door to rear garden.

### Stairs to landing

Carpeted stairs and landing. Fitted handrail to wall. Hatch to attic space. Shelled storage cupboards.

### Bedroom 1 3.73m x 3.55m 12' 3" x 11' 7"

Window facing to front. Airing cupboard housing the hot water tank and fitted with shelves. Built in wardrobe with hanging and shelf. Radiator. Carpeted.

### Bedroom 2 3.82m x 2.81m 12' 6" x 9' 2"

Window facing to front. Radiator. Carpet.

### Shower Room 2.49m x 1.90m 8' 2" x 6' 2" at widest.

Three piece suite comprising shower fitted with electric shower and shower boarding to walls, W.C. and handbasin. Opaque window facing to rear. Fitted mirrored cabinet to wall. Radiator. Ceramic floor.

### Bedroom 3 2.59m x 2.43m 8' 6" x 7' 11"

Window facing to rear. Shelves fitted to wall. Cupboard fitted with shelves and coat pegs. Radiator. Laminate flooring.

### Garden

There is a garden to the front which is laid to grass with pebbled borders. The garden to the rear backs onto open fields and has a timber shed, trees and shrubs. A path running up the middle of the garden separates the area laid to grass from the pebbled area to the other side.

### General Information

The floor coverings and blinds as fitted are included in the sale. Home Report available from [wick@youngrob.co.uk](mailto: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 4HZ

### Entry

By arrangement with our Wick office.

### Viewing

By arrangement with our Wick office.

### Price

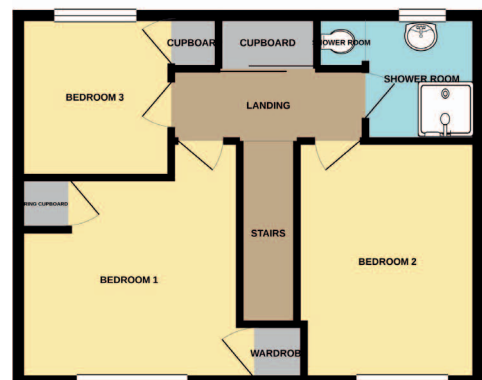
Offers Over £64,000 should be submitted to our Wick office.

### 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.*