



solicitors • estate agents

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## 13 VANSITTART STREET, WICK

A lovely two bedroom mid-terraced property with enclosed gardens, set in a popular residential area of Wick and just a short walk from the harbour and town centre. Decorated in neutral tones throughout, the property benefits from uPVC double glazing and has electric central heating. Accommodation comprises, on the ground floor, front vestibule, hallway, lounge, kitchen/diner and rear vestibule. Upstairs is a landing, two double bedrooms and shower room. There is a low maintenance garden to the front which is laid to paving. The garden to the rear is laid mainly to stone chips and has a hard standing to the front of the timber shed which can accommodate several motor bikes. The fencing to the rear has two gates, one has the ground ramped and is wide enough for easy access to the shed. An ideal property for a first time buyer, viewing is recommended.

[caithnessproperty.co.uk](http://caithnessproperty.co.uk) 

**OFFERS OVER £70,000**

### **Vestibule 2.36m x 1.85m 7'8" x 6'1" L-shaped at widest**

Fitted carpet. Under stair storage cupboard housing main electrics. Opaque uPVC half opaque glazed entrance door with half opaque glazed panel to the side. Doormat sunk into the footwell. Coat hooks fitted to wall.

### **Hallway 2.60m x 1.85m 8'8" x 6' at widest**

Fitted carpet. Stairs to upper floor. Dimplex storage radiator.

### **Lounge 4.06m x 3.65m 15'5" x 12'**

Window facing to front. The feature wall has a recess to accommodate a large T.V. and has several recessed display shelves. T.V. point. B.T. point. Dimplex storage radiator. Carpeted.

### **Kitchen/Diner 3.63m x 3.13m 11'11" x 10'3"**

Wall and base units with fitted worktops and matching splash back. Ceramic sink with drainer and mixer tap. Services below worktop for washing machine and condenser dryer. Window facing to rear. Panel heater. Vinyl flooring.

### **Rear Vestibule 1.86m x 1.17m 6'1" x 3'10"**

Upvc half glazed door with half glazed panel to side. . Vinyl flooring. Coat hooks fitted to wall. Doormat sunk into the footwell.

### **Stairs**

Carpeted stairs and landing. Airing cupboard fitted with shelves. Window facing to front.

### **Master Bedroom: 3.66m x 3.64m 12' x 11'11"**

Window facing to rear. Built in wardrobe fitted with hanging and shelf. T.V. point. Radiator. Carpeted.

### **Shower Room: 1.82m x 1.66m 5'11" x 5'5"**

Three piece suite comprising corner shower with modern tiling and fitted with electric shower, W.C. and basin with modern tiling to full wall. Opaque window facing to rear. Laminate flooring. Heated towel rail to wall.

### **Bedroom 2: 3.66m x 2.89m 12' x 9'5"**

Window facing to front. Built in wardrobe fitted with hanging and shelf. Hatch to attic space. Dimplex storage radiator.

### **Gardens**

To the front is an enclosed garden laid to low maintenance paving. The garden to the rear is laid mainly to stone chips and has a timber shed which can accommodate several motor bikes. The fencing to the rear has two gates, one has the ground ramped and is wide enough for easy access to the shed.



### **General Information**

The carpets, curtains, 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**

E

### **Postcode**

KW1 5HG

### **Entry**

By arrangement with our Wick office.

### **Viewing**

By arrangement with our Wick office.

### **Price**

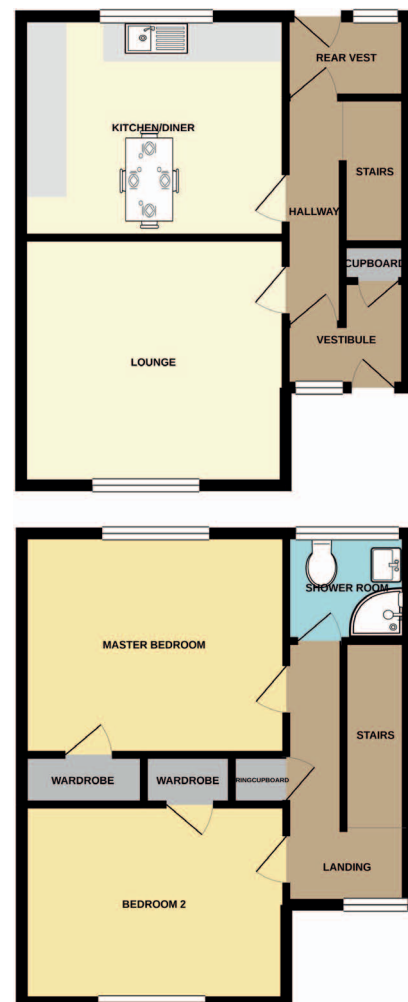
Offers Over £70,000 should be submitted to our Wick Office.

### **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. Inverness is approximately two hours drive away.



*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.*