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Young Robertson & Co.



19 WILLIAMSON STREET, WICK

This lovely end terraced four bedroom property is situated close to local amenities around the Wick harbour area and is within comfortable walking distance to the town centre. In walk in condition it benefits from wood framed double glazing to two floors, and uPVC double glazing to the top floor. The central heating system is mains gas with a newly fitted combi boiler. Accommodation comprises hall, lounge, kitchen/diner and W.C on the ground floor. Upstairs are two double bedrooms and bathroom with a four piece suite, with a further two double bedrooms to the top floor. A sheltered and low maintenance courtyard is to the rear. An ideal home for the larger family, viewing is recommended.

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OFFERS OVER £102,000

Hall

Partial glazed wood entrance door to hall. Cupboard housing electrics. Vinyl flooring. Double radiator. Stairs to upper floor.

Lounge 4.66m x 4.06m 15' 3" x 13' 4"

Fireplace with hearth, wood surround and mantle with a coal effect gas fire. Double radiator. Windows to front and side. Carpeted. B.T. point and T. V. point.

Kitchen/Diner 4.65m x 2.71m 15' 3" x 8' 11"

Wall and base units with fitted worktops and tiled splashback. One and a half bowl stainless steel sink. Four ring gas cooker with extractor fan above. Fitted electric oven. Open shelves for a microwave and second oven. Space below units for fridge, freezer and washing machine. Fitted breakfast bar. Window facing to front. Double radiator. Vinyl flooring to kitchen area and carpeting to dining area. Partial glazed wood door to rear garden.

W.C. 2.06m x 1.55m 6' 9" x 5' 1" at widest.

W.C. and hand basin with fitted light above incorporating a shaving point. Extractor fan to wall. Electric heater. Fully tiled walls. Small under stair storage area.

Stairs to first floor landing

Carpeted stairs and landing. Window on the turn of the stairs with deep sill, facing to the rear. Double radiator.

Master Bedroom 4.67m x 4.11m 15' 4" x 13' 5"

Windows to the front and side with deep sills. Double radiator. Carpeted.



Bedroom 2 4.70m x 2.83m 15' 5" x 9' 3"

Window facing to front. Fitted double wardrobes with mirrored sliding doors. Storage cupboard housing the newly fitted combi boiler. Double radiator. Laminate flooring.

Bathroom 2.73m x 1.80m 8' 11" x 5' 11"

Four piece suite comprising bath, corner shower with shower boarding to walls and mains fitted shower, W.C. and handbasin. Opaque window facing to front with deep sill. Walls are half tiled. Wood lined ceiling with spot lights. Double radiator. Two fitted shelves. Vinyl flooring to half of the room. Carpeted flooring in the shower and bath area.

Stairs to upper landing

Carpeted stairs and landing. Velux to ceiling. Door to shelved eaves storage.

Bedroom 3 4.09m x 3.62m 13' 5" x 11' 10"

Coombed to both sides. Upvc window to front with glazing to either side. Double radiator. Carpeted. Spotlights to ceiling.

Bedroom 4 3.63m x 2.79m 11' 11" x 9' 2"

Coombed to both sides. Upvc window facing to front with glazing to either side. Double radiator. Laminate flooring. Hatch to attic space.

Garden

The garden to the rear is laid with paving slabs and has a decorative chipped area.

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 5ES

Entry

By arrangement with our Wick office.

Viewing

By arrangement with our Wick office.

Price

Offers Over £102,000 should be submitted to our Wick office.

Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.

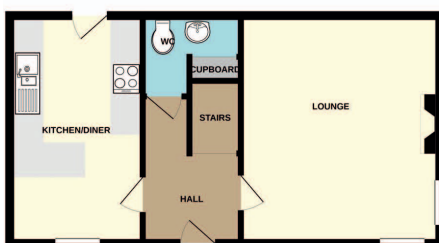
Location

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.

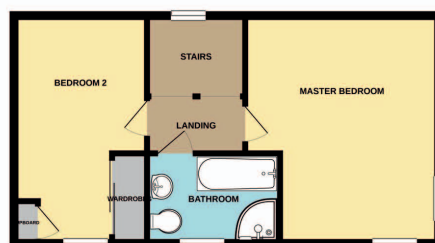
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

GROUND FLOOR



1ST FLOOR



2ND FLOOR

