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Young Robertson & Co.



GLEN EDEN, 54 ARGYLE SQUARE, WICK

A beautifully presented mid terraced property, with attractive rear garden and large summer house. Situated in tree lined Argyle Square this B listed property retains many of its original features including feature staircase, high skirting's, cornicing, picture rails and some wood panelling surrounds to the windows. This spacious family home benefits from mains gas central heating, with a Mega Flow pressurised water tank, and wood framed double glazing throughout. Accommodation comprises vestibule, hallway, lounge and kitchen/diner on the ground floor. Upstairs from the landing are two double bedrooms and bathroom with five piece suite. On the 2nd floor are a further two double bedrooms and bathroom. The basement consists of a W.C. on the turn of the stairs, a utility area and two basement rooms. The walled garden with a large area of lawn and vegetable patch enjoys trees, and flowered borders and also includes a green house and timber shed. At the bottom of the garden is a paved patio area where the summer house, which has been traditionally built with a peaked rubber roof, is situated. Viewing is highly recommended of this striking family home which is in immaculate condition.

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OFFERS OVER £160,000

Vestibule **1.79m x 1.49m 5' 10" x 4' 10"**

Wood framed entrance door with glazed panel above. Original tiled floor. Half glazed door to hallway with half glazed panel to side and glazed panels above. Small cupboard housing the gas meter.

Hallway

Original arch feature to ceiling. Small storage cupboard. Radiator. Carpeted. B.T. point. Stairs to upper floor. Door to cellar.

Lounge **4.73m x 4.48m 15' 6" x 14' 8"**

Two windows facing to front with original wood panelling to the sides. Shelves alcove with cupboard below housing electrics. Gas flame effect fire on marble effect hearth with wooden surround and mantle. Original dado rail to upper wall. Radiator. T.V. point. Carpeted.

Kitchen/Diner **4.47m x 4.18m 14' 8" x 13' 8"**

Wall and base units with fitted worktops and tiled splashback. Stainless steel sink with drainer and mixer tap. Fitted induction hob with double electric ovens below and cooker hood above. Integral dish washer. Space for American fridge/freezer. Vinyl cushion flooring to kitchen area and carpeted dining area. Window facing to rear with deep sill. Radiator. T.V. point.

Stairs to 1st floor landing

Newly carpeted stairs to a large open landing. Window facing to rear with deep sill on the turn of the stairs. Radiator.

Master Bedroom **4.51m x 3.56m 14' 9" x 11' 8"**

Wall of fitted wardrobes incorporating two double wardrobes with hanging and shelf, one shelved double cupboard, single airing cupboard housing Mega Flow pressurised water tank and cupboards above reaching the ceiling. Window facing to rear. Radiator. Carpeted.

Bedroom 2 **4.50m x 3.43m 14' 9" x 11' 3"**

Window facing to front. Shelved cupboard. Radiator. Carpeted.

Bathroom 1 **3.17m x 3.04m 10' 4" x 9' 11"**

Five piece suite comprising bath with mixer tap and tiled splashback, corner shower fitted with Mira electric shower and shower boarding to walls, W.C., bidet and hand basin fitted into a unit with wall and base cupboards and drawers which also incorporates a shaving point and fitted mirror. Opaque window facing to front with original side panelling and deep sill. Two radiators. Two fitted towel rails. Fan to ceiling. Vinyl cushion flooring.

Stairs to 2nd floor landing

Carpeted stairs and landing. Velux window to ceiling giving natural daylight. Radiator.

Bedroom 3 **4.15m x 3.69m 13' 7" x 12' 1" at widest.**

Window facing to front with original panelling to sides. Coombed ceiling to front. Electric heater to wall. Carpeted.

Bathroom 2 **3.57m x 2.90m 11' 8" x 9' 6"**

Three piece suite comprising bath with mixer tap and mains fitted shower with shower boarding to wall, W.C. and handbasin fitted into a unit with cupboards and drawers which has a tiled splashback. Mirror with integral light fitted to wall. Shaving point to wall. Radiator. Velux window to ceiling. Small door to eaves. Heated towel rail to wall. Extractor fan to ceiling. Vinyl cushion flooring.

Bedroom 4 **4.12m x 3.35m 13' 6" x 11' 00"**

Currently utilised as a study. Window facing to rear with a window facing to the side which gives a view out over Wick bay and to the open sea. Coombed ceiling to the rear. Electric heater to wall. T.V. point. Carpeted.

Stairs to basement

Accessed from door in hallway. Carpeted stairs with fitted hand rail. W.C. on the turn of stairs.

W.C. **1.74m x 1.45m 5' 7" x 4' 9"**

W.C. and handbasin. Laminate lined ceiling. Opaque window facing to rear.

Utility Area **2.56m x 1.92m 8' 4" x 6' 3"**

Wall and base units with fitted worktop. Coat pegs fitted to wall. Vinyl flooring with door mat sunk into footwell. Partial glazed wood framed door to garden which is fitted with security glazing.

Cellar Room 1 **5.94m x 4.21m 19' 5" x 13' 9"**

Original door to cellar. Window to rear with deep sill. Space for washing machine and tumble drier. Condensation boiler to wall. Caithness flagstone floor. Power and light. Open doorway to cellar room 2.

Cellar Room 2 **5.94m x 4.36m 19' 5" x 14' 3"**

Open door way from cellar room 1. Window facing to front. Caithness flagstone floor. Wall and base units with fitted worktops. Unused fire place. Lights.

Garden

Walled garden with large area of lawn, vegetable patch, trees, shrubs, flower borders, paved patio area and summer house. There is also a polycarbonate greenhouse and a timber shed which is 8' x 6' with a fitted shelf and window to side.

Summer House **3.96m x 3.95m 13' 00" x 12' 11"**

Traditional built and clad with Larch Wood. Peaked rubber roof. Double entrance doors and four windows. Solid oak flooring. Power and light.

General Information

The floor coverings and blinds as fitted are included in the sale. The slight damp problem referred to in bedroom 3 which was caused by open skew pointing has already been repaired. Home Report available from wick@youngrob.co.uk

Council Tax

The subjects are in band C. 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 5AJ

Entry

By arrangement with our Wick office.

Viewing

By arrangement with our Wick office.

Price

Offers Over £160,000 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.



