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Young Robertson & Co.



15 SINCLAIR DRIVE, WICK

A lovely bright end terraced three bedroom property with gardens to the front and rear which is situated in a popular area of Wick and in walk-in condition. Benefits from timber framed double glazing throughout and mains gas central heating. Accommodation comprises front vestibule, lounge, kitchen/diner and rear vestibule on the ground floor, upstairs are three bedrooms and bathroom. With nice modern décor there is also plenty of storage space. There is a walled garden to the front which is laid to grass and a walled garden to the rear which is laid mainly to grass with a timber garden shed. An ideal property for the first time buyer, viewing is recommended of this lovely family home.

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OFFERS OVER £85,000

Hallway

Half glazed timber entrance door with window to the side. Small cupboard housing electrics. Large storage cupboard fitted with coat pegs and shelving. Double radiator. Laminate flooring. Stairs to upper floor.

Kitchen/Diner 4.03m x 2.78m 13' 2" x 9' 01"

Wall and base units with fitted worktops and tiled splashback. Services below worktop for washing machine. Space for cooker. Black ceramic sink with drainer and mixer tap. Window facing to rear. Double radiator. Ceramic tiled floor. Open doorway to rear vestibule.

Rear vestibule 1.69m x 0.89m 5' 06" x 2' 11"

Large under stair storage cupboard. Vinyl flooring. Half glazed timber door to rear garden.

Lounge 5.77m x 3.53m 18' 11" x 11' 7"

Windows facing to the front and rear. Laminate flooring. Two double radiators. Doors from the hallway and rear vestibule. T.V. point. B.T. point.

Stairs to landing

Newly carpeted stairs and landing. Storage cupboard fitted with sliding doors and housing the combi boiler. Hatch to attic space which is fitted with light.

Master Bedroom 3.41m x 3.07m 11' 2" x 10' 00"

Window facing to front. Built in wardrobe with hanging and shelf. Double radiator. Carpeted.

Bedroom 2 3.86m x 2.81m 12' 8" x 9' 2"

Window facing to front. Double radiator. Carpeted.

Bathroom 2.52m x 1.81m 8' 3" x 5' 11" at widest.

Double ended bath fitted with corner mixer tap and shower boarding splashback. W.C. Handbasin fitted with mixer tap which has cupboards below. Opaque window facing to rear. Single radiator. Vinyl flooring.

Bedroom 3 2.62m x 2.48m 8' 7" x 8' 1"

Window facing to rear. Built in wardrobe fitted with hanging and shelf. Double radiator. Carpeted.

Garden

A walled garden to the front which is laid to grass. The walled rear garden is also laid mainly to grass and has a concreted area and a timber garden shed.



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 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

C

Postcode

KW1 4JB

Entry

By arrangement with our Wick office.

Viewing

By arrangement with our Wick office.

Price

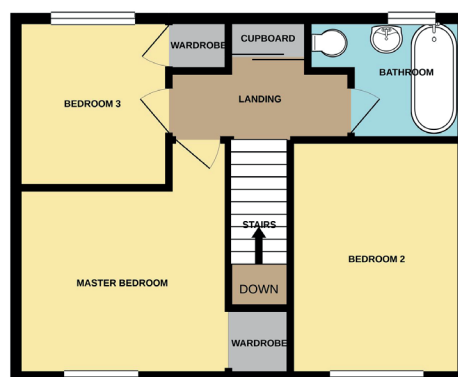
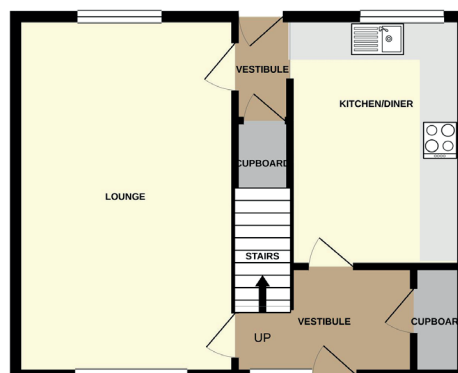
Offers Over £85,000 should be submitted to our Wick office.

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.