



solicitors • estate agents

Young Robertson & Co.



**29 TRAILL STREET
THURSO KW14 8EG**
tel: 01847 896177
fax: 01847 896358
property@youngrob.co.uk
youngrob.co.uk

**21 BRIDGE STREET
WICK KW1 4AJ**
tel: 01955 605151
fax: 01955 602200
wick@youngrob.co.uk
youngrob.co.uk

caithnessproperty.co.uk 

40 UPPER DUNBAR STREET, WICK

This well-presented and spacious three-bedroom upper floor flat is in a block of just two flats. Offering excellent storage, the property benefits from mains gas central heating and timber framed double glazing throughout. Well-cared for, the property comprises hallway, large living room, kitchen/diner and utility room on the first floor. Upstairs off the landing are three bedrooms and the bathroom. To the rear is a small garden which is laid to grass and includes a timber shed. A rear gate leads onto a path which gives access to the street for bins. The front windows enjoy views over a lovely green. An ideal property for the first-time-buyer or buy to let market, viewing is recommended.

OFFERS OVER £66,000

Hallway

Timber framed entrance door to hallway. Concealed wall cupboard housing electrics. Under-stair cupboard. Half panelling to walls. Double radiator. Ceramic tiled floor. Stairs to upper floor.

Living Room **6.29m x 3.62m 20' 7" x 11' 10"**

Two picture windows facing to front. Gas fire on a marble effect hearth with wood mantle and surround. Two double radiators. Carpeted. T.V. point. B.T. point.

Kitchen/Diner **3.29m x 2.86m 10' 9" x 9' 4"**

Fifteen pane door to kitchen. Window facing to rear. Wall and base units fitted with worktops and tiled splashback. Stainless steel sink with drainer. Fitted cooker hood and space for cooker. Services below worktop for dishwasher. Kitchen table and chairs. Double radiator. Carpeted.



Utility Room **2.06m x 1.49m 6' 9" x 4' 10"**

Fitted wall units with fitted worktops and matching splashback. Heating boiler to wall. Space below worktop. Coat hooks to wall. Carpeted.

Stairs to landing

Carpeted stairs and landing. Window facing to rear. Shelved storage cupboard. Double radiator. Hatch to attic space.

Master Bedroom **3.63m x 3.24m 11' 10" cx 10' 7"**

Window facing to front. Double radiator. Carpeted. T.V. point.

Bedroom 2 **3.63m x 3.13m 11' 11" x 10' 2"**

Window facing to front. Double radiator. Carpeted. T.V. point.

Bathroom **2.17m x 1.98m 7' 1" x 6' 6"**

Three-piece suite comprising bath with tiled walls and Triton electric shower fitted above, W.C. and hand-basin set in unit with cupboards below. Opaque window facing to rear. Unit fitted to wall. Fitted towel rail. Double radiator. Carpeted.

Bedroom 3 **3.27m x 2.19m 10' 9" x 7' 2"**

Window facing to rear. Double radiator. Carpeted.

Garden

Small garden to the rear which is laid to grass and has a timber 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 5QH

Entry

By arrangement with our Wick office.

Viewing

By arrangement with our Wick office.

Price

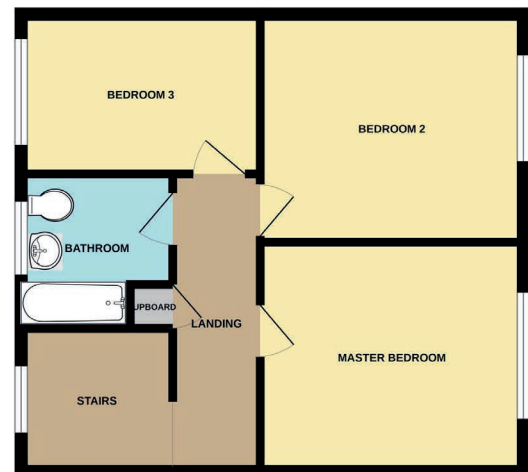
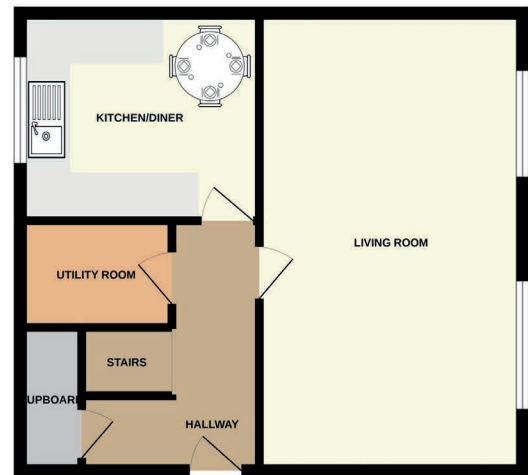
Offers Over £66,000 should be submitted to our Wick office.

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.