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Young Robertson & Co.



GILMORE, NORTH MURCHISON STREET, WICK

A beautiful four-bedroom family home with three living rooms and an integral garage which sits above Wick Harbour and boasts views across the bay, the harbour and to the open sea. Benefits from mains gas central heating and uPVC double glazing throughout apart from the front door which is timber framed. Accommodation comprises vestibule, hallway, an open plan kitchen/diner/family room, utility room, living room, bedroom and bathroom on the ground floor. Upstairs are three double bedrooms, large living room, servery and shower room. There are also ample storage cupboards. There is offroad parking to the front of the integral garage and a low maintenance garden to the front. To the rear is a garden with an area of grass which has flower borders, patio area, a timber shed and a summer house which faces the sea. Also for sale by separate negotiation is an area of land to the side and a block built shed with water and electric connections which is currently utilised as a pigeon loft, which faces over the harbour. Viewing is recommended of this extensive family home and the location with its breath-taking views.

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OFFERS OVER £270,000

Vestibule **1.35m x 0.95m 4' 5" x 3' 1"**

Glazed timber framed entrance door. Ceramic tiled floor with mat sunk into footwell. Cupboard housing electrics. Wood lined ceiling with spotlight. Controls for alarm system.

Hallway

Three storage cupboards fitted with shelves. Arched wall to under-stair area which has pine lined walls. Radiator. Carpeted.

Kitchen/Diner/Family Room 7.40m x 3.75m 24' 3" x 12' 3"

Wall and base units with solid wood fronts, fitted worktops and tiled splashback. Double bowl sink with drainer and mixer tap with spotlights above sink. Windows facing to side and rear. Fitted ceramic hob with extractor fan above. Fitted Neff oven and microwave. Integral dishwasher and fridge. Tiled ceramic floor to kitchen/dining area. Door to utility room. Carpeted family area. Electric log effect fire on stone hearth with wooden mantle surround. Brick feature wall with shelving and an alcove with a light above and a cupboard below. Ornate beams to ceiling. Feature brick planter. Double radiator. T.V. point. B.T. point & Broadband.

Utility Room **4.26m x 2.72m 13' 11" x 8' 11"**

Double cupboard fitted with shelf and coat hooks. Wall and base units fitted with worktop and tiled splashback. Services below worktop for washing machine and tumble drier. Double sink. Window facing to rear. Opaque glazed uPVC door to rear. Double radiator. Vinyl flooring. Door to garage.

Living Room **4.54m x 3.62m 14' 11" x 11' 10"**

Electric log burner effect fire on a tiled hearth with wood surround. Window facing to front. Radiator. Spotlights to ceiling. Carpeted. T.V. point.

Bedroom 1 **3.66m x 3.65m 12' 00" x 11' 11"**

Fully fitted Ashley Ann bedroom units. Window facing to front. Radiator. Carpeted.

Bathroom **5.05m x 2.77m 16' 6" x 9' 1" at widest.**

Villeroy & Boch three-piece suite comprising bath, W.C. and wall-hung hand basin. Large shower enclosure with Mira electric shower and tiled walls. Three full length shelved mirrored cabinets. Tiling to walls. Two towel rails to walls. Spotlights to ceiling. Opaque window facing to rear. Vinyl flooring which has newly fitted tiles which match the walls underneath.

Stairs to upper landing

Window facing to side. Double radiator. Hatch to attic space. Carpeted.

Servery **1.68m x 1.03m 5' 7" x 3' 4"**

Wall and base units. Stainless steel sink with drainer and mixer tap. Tiled splashback. Window facing to front. Carpeted.

Bedroom 2 **3.74m x 3.70m 12' 3" x 12' 1"**

Window facing to front. Walk-in wardrobe with louvre doors fitted with hanging and shelf. Radiator. Carpeted.

Bedroom 3 **4.79m x 3.65m 15' 8" x 12' 00"**

Window facing to side. Double radiator. Carpeted.

Living Room **7.91m x 3.95m 25' 11" x 12' 11"**

Large windows to front and side. Two radiators. Wall of display units. Carpeted.

Shower Room **3.37m x 2.02m 11' 1" x 6' 7"**

Shower enclosure with tiled walls and mains fitted shower, W.C. and round hand basin fitted into a unit with worktop and cupboards below with tiled splashback. Wall lights. Spot lights to ceiling. Shaving point. Opaque window facing to front. Radiator. Carpeted.

Bedroom 4 **3.71m x 3.42m 12' 2" x 11' 2"**

Fitted bedroom units comprising wardrobes, dressing table and chests of drawers. Radiator. Window facing to front. Carpeted.

Garage **23' 4" x 9' 00" 7.12m x 2.74m**

Integral garage with door to utility room. Concrete floor. Housing heating boiler and hot water tank. Cupboards fitted to wall. Up and over door.

Summer House

Summer house to rear garden with ceramic tiled floor. T.V. point.

Garden

Low maintenance garden to front with tarred offroad parking to the front of the garage. Garden to rear with grassed area, patio area, areas of chippings, tiled areas, timber shed and flower borders

By Separate negotiation

A piece of land to the side of the property and a block built shed with concrete floor and plastic-coated box profile sheeting to roof. Currently utilised as a pigeon loft. Doors to front and side. Has water and electric connections. Views across the harbour.

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 E. 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 5HL

Entry

By arrangement with our Wick office.

Viewing

By arrangement with our Wick office.

Price

Offers Over £270,000 should be submitted to our Wick office. The land and block built shed is available for £15,000.

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.



