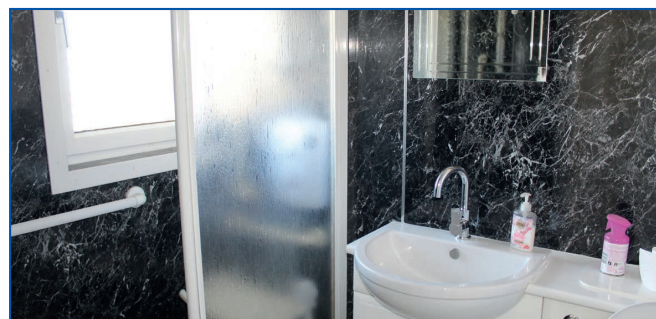
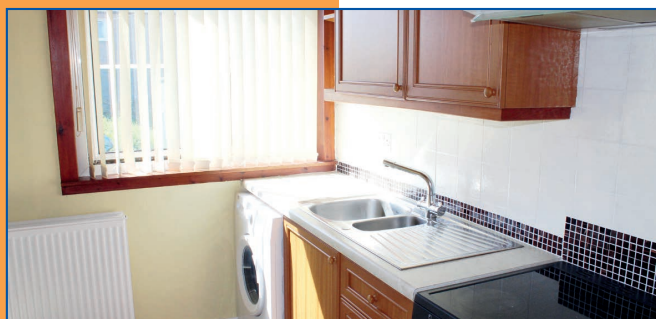




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3 HILLHEAD ROAD, WICK

This well presented one-bedroom property is sure to appeal to perhaps a first-time purchaser or retiree. Benefitting from uPVC double glazed windows and doors the property has recently had electric air source heating installed. Only a short walk from the town centre and local amenities, accommodation comprises entrance vestibule, hallway, living room, kitchen, bedroom and modern fitted shower room. There are fully enclosed front and rear gardens with ample on street parking adjacent to the property. Viewing is recommended.

caithnessproperty.co.uk 

OFFERS OVER £63,000

Vestibule **1.03m x 0.94m 3'4" x 3'1"**

Partially glazed uPVC front door. Carpeted. Open doorway to hallway.

Hallway **1.66m x 1.03m 5'5" x 3'4"**

Carpeted. Radiator.

Living Room **4.17m x 3.54m 13'8" x 11'7"**

Window to front. Carpet. Two radiators. TV and telephone point.

Kitchen **3.32m x 3.19m 10'10" x 10'5"**

Fully fitted kitchen with various eye and base level units with work top space and splash back tiling. Cooker with extractor above. Washing machine, space for fridge freezer. Stainless steel 1½ bowl sink with mixer tap and drainer. Large cupboard housing the heating system, electrics, hatch to attic space and offering excellent storage. Double radiator. Wood lined ceiling. Vinyl flooring. Window facing to rear. Partially glazed uPVC door to garden.

Shower Room **2.09m x 1.50m 6'10" x 4'11"**

Sliding entrance door. Contemporary fitted wash hand basin with mixer tap and mirror above, set in bathroom furniture with back to wall WC. Walk in shower with Mira electric shower. Wet wall to all walls, vinyl flooring. Extractor. Opaque window facing to front. Wall mounted fan heater. Radiator.

Bedroom **3.64m x 3.32m 11'11" x 10'10"**

Window facing to rear. Door to shelved storage cupboard. TV and telephone point. Radiator. Carpeted.

Garden

The low maintenance front garden is laid with stone chips and bounded with block brick walls. Fully enclosed, with gated entrance with a paved path and ramp access leading to the front door. The rear garden is fenced with a gate to the rear. It is also low maintenance with stone chips and raised patio area. Included in the sale is a timber shed.

General Information

The floor coverings, curtains 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

D

Postcode

KW1 4JE

Entry

By arrangement with our Wick office

Viewing

By arrangement with our Wick Office.

Price

Offers Over £63,000 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 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 2 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.