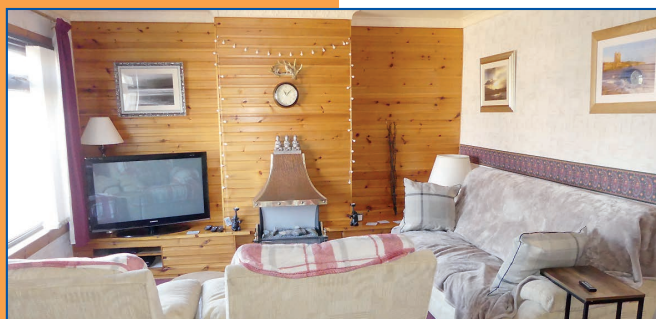




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1 ROBERTSON SQUARE, WICK

This spacious three-bedroom semi-detached property, with gardens, detached timber garage and off-road parking, is located in a popular residential area, being close by to local schooling, Wick retail park, and only a short walk from the town centre. With well-proportioned rooms the property benefits from electric heating and UPVC windows and doors. Accommodation comprises front entrance porch, hallway, living room, dining room, kitchen and bathroom to the ground floor. Upstairs of the spacious landing, which benefits from a large fitted cupboard with sliding mirrored doors, are three double bedrooms all of which offer fitted storage. Further on street parking is available adjacent to the property. Making an excellent family home viewing is highly recommended.

Porch **2.4m x 1.42m 14'8" x 7'10"**

Partially glazed uPVC front door. Wall light. Carpet. Glazed door to hall.

Hall

Storage heater. Carpet. Stairs to first floor with storage cupboard below. Cupboard housing electrics.

Living Room **4.636m x 3.81m 15'2" x 12'6"**

Wood lined feature wall incorporating a TV unit and fireplace with electric fire set on hearth. Storage heater. Window to front. Carpet.

Dining Room **4.11m x 2.75m 13'5" x 9'**

Window to rear. Three storage cupboards with fitted shelving. Airing cupboard housing the hot water tank which also has room for a tumble dryer. Telephone point.

Kitchen **3.11m x 2.9m 10'2" x 9'6"**

Various eye and base level fitted units with work tops space. Stainless steel sink with drainer. Space for cooker with fitted cooker hood above. Services for washing machine and dish washer. Twin windows to rear. Partially glazed timber door to garden. Laminate flooring.

Bathroom **2.73m x 1.98m 9' x 6'6"**

Bath and wash hand basin with splash back tiling. Fitted bathroom cabinet. Mirror to wall with shaver light point above. WC. Fully tiled shower enclosure with electric shower. Window to side. Storage heater. Wall mounted dimplex fan heater. Carpet.

Landing

Sliding double mirrored doors to shelved storage cupboard. Carpet. Hatch access to the loft. Window to side.

Bedroom 1 **4.71m x 2.78m 15'5" x 9'1" Max**

Twin windows to rear. Carpet. Louvre double doors to fitted wardrobe. TV point. Panel heater.

Bedroom 2 **3.82m x 2.76m 12'6" x 9'1" Max**

Window to front offering attractive views to Wick skyline. Carpet. Panel heater. TV point. Louvre double doors to fitted wardrobe.

Bedroom 3 **3.83m x 2.98m 12'6" x 9'9" max**

Window to front offering attractive views to Wick skyline. Carpet. Panel heater. Louvre double doors to fitted wardrobe.

Garden

The garden grounds are low maintenance to the front, side and rear and are bounded with a combination of fencing and block built walls.

Garage **4.87m x 2.8m 16' x 9'**

A small timber clad and timber framed garage is provided to the side of the property under pitched felt roof coverings. There is a convenient off-road parking area can be found to the front of the property.

General Information

The floor coverings, curtains and blinds as fitted are included in the sale. Home Report available from property@youngrob.co.uk. Some items of furniture may be available for a nominal fee under separate negotiation.

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

F

Postcode

KW1 5NF

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers over £80,000 should be submitted to our Thurso 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.