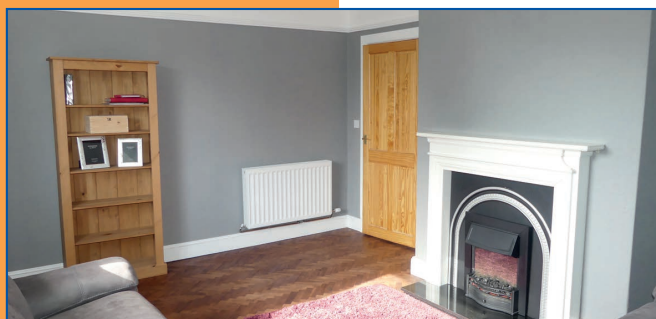




solicitors • estate agents

Young Robertson & Co.



CAMORE, 34 WEST BANKS AVENUE, WICK

This detached three-bedroom family home is situated in a sought-after location, being close to local schooling and shopping opportunities, and is only a short walk from the town centre. With gas central heating the windows are predominantly of UPVC design. The accommodation comprises an entrance vestibule with beautiful tiled flooring, leading through to a large hallway with storage cupboard and parquet timber flooring which is continued through most of the ground floor level rooms. There is a bay window in the living room with an attractive fireplace. The kitchen is accessed through the dining room which has a further fireplace and dresser unit to recess. There are two double bedrooms, and an impressive fitted shower room, and the utility room offers access to the first floor. Upstairs the generous bedroom boasts a fitted wardrobe and walk in storage room. There is also a convenient WC, and access to the eaves offering excellent storage. The fantastic large garden to the rear, along with private front garden, garage and tarmac drive all add the appeal of the property and viewing is highly recommended.

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OFFERS OVER £180,000

Vestibule **1.25m x 1.2m 4'1" x 3'11"**

Partially glazed timber front door. Decorative tiled flooring. Dado rail. Partially glazed door to hallway.

Hallway

Timber parquet flooring. Dado rail. Radiator. Shelved storage cupboard.

Living Room **4.81m x 3.66m 15'9" x 12'**

Bay window to front. Fireplace with cast iron surround, marble hearth and decorative wooden mantle. Timber parquet flooring. Radiator. TV and telephone point. Picture rail.

Dining Room **4.71m x 3.44m 15'5" x 11'3"**

Fireplace with marble surround and decorative wooden mantle (currently blocked off). 15 panel glazed door with side panel to conservatory. Timber parquet flooring. TV point. Dresser unit to recess. 15 panel glazed door to kitchen. Radiator.

Kitchen/Breakfast room **4.12m x 2.41m 13'6" x 7'10"**

Fully fitted kitchen with various eye and base level units, work top space and splash back tiling. 1.5 bowl sink with drainer. Fitted single oven with four ring above and extractor. Space for fridge freezer. Double aspect windows. Radiator. Vinyl flooring.

Conservatory **2.62m x 2.5m 8'3" x 8'**

Decorative tile effect vinyl flooring. Wall lights.

Bedroom 2 **3.9m x 3.31m 12'9" x 10'10"**

Window to rear. Door to shelved storage cupboard. Timber parquet flooring. Radiator.

Bedroom 3 **3.21m x 2.86m 10'6" x 9'4"**

Window to rear. Timber parquet flooring. Radiator.

Shower Room **2.2m x 1.88m 7'2" x 6'2"**

Corner shower enclosure with wet wall and dual thermostatic shower bar. WC with push top flush. Wash hand basin with mixer tap and mirror above. Decorative tiled flooring. Towel radiator. Partial wood lining to walls. Window to rear.

Utility Room **3.29m x 2.18m 10'9" x 7'1"**

Fitted eye and base level units with work top space and fitted stainless steel sink with drainer. Boiler to wall. Two small windows with obscured glass and window to side. Door to garden. Original exposed concrete flooring. Door to understairs storage cupboard. Door and stairs to first floor.

Bedroom 1 **3.99m x 3.98m 13'1" x 13'**

Window to front. Carpet. Sliding mirrored doors to fitted wardrobe with hanging rail and shelf. Opening to large walk-in storage cupboard. Door to WC. Radiator. Two doors to eaves offering excellent storage. Door to WC.

WC **1.9m x 1.77m 6'3" x 5'10"**

Wc. Wash hand basin with splash back tiling. Velux style window. Vinyl flooring.

Garage

Double sized timber garage offering excellent storage. Vehicle access to the front, pedestrian door to side.

Garden

To the rear of the house is a large attractive garden which is fully enclosed, laid mainly to grass with a pergola, occasional trees and shrubs, and a generous pebbled patio area. A timber shed is also included. Bounded with walls and hedging, with a smaller garden to the front and a gated tarmac drive offering additional private off-road parking. Outside tap.

General Information

The floor coverings, curtains and blinds as fitted are included in the sale. Home Report available from property@youngrob.co.uk.

Council Tax

The subjects are in band D. 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 5LU

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers over £180,000 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.