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# Young Robertson & Co.



## 5A SHORE LANE, WICK

Enjoying a fantastic outlook is this attractive and spacious ground level flat, that is situated in an elevated position enjoying superb sea views over Wick Harbour the mouth of the river, and Wick skyline itself. An excellent location, with the town centre being only a few minutes' walk away the property benefits from uPVC double glazing throughout and mains gas central heating. With well pro-portioned rooms accommodation comprises hallway, living room, inner hall, kitchen, bedroom, bathroom and generous box room which is currently utilised as the main bedroom. Outside are two terraced areas, both low maintenance and one of which offers a raised paved patio from where to enjoy the impressive views. A stone-built garden store can also be found, and a timber shed is also included in the sale. An impressive property viewing is highly recommended.

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**OFFERS OVER £64,000**

## Hallway

Partially glazed uPVC front door with glazed transom above. Laminate flooring. Window to front with electric to cupboard below. Large storage cupboard offering excellent storage.

## Living Room **4.58m x 4.18m 15' x 13'8**

Attractive marble fireplace with wooden mantle and living flame effect gas fire. Twin windows to front offering excellent views. Laminate flooring. Radiator. Wall light. Picture rail. Cupboard housing the boiler.

## Inner Hall

Laminate flooring. Small shelved storage cupboard with over head storage above. Radiator.

## Kitchen **4.13m x 2.4 13'6" x 7'10"**

Fully fitted kitchen with work top space and splash back tiling. 1.5 bowl stainless steel sink with mixer tap and drainer. Fitted single oven with gas hob and extractor above. Services for washing machine. Space for fridge freezer. Tiled flooring. Radiator. Window to front offering excellent views. Fitted shelving bracket to wall.

## Bedroom **3.03m x 2.41m 9'11" x 7'11"**

Window to side. Radiator. Laminate flooring.

## Box Room **3.49m x 3.42m 11'5" x 11'2" max**

Double glazed doors with side panels and provisions above for transom. Laminate flooring. Picture rail.

## Bathroom **2.86m x 2.28m 9'4" x 7'5"**

Bath. WC. Wash hand basin with mirror above. Corner shower enclosure with wet wall and electric shower. Partially tiled walls. Vinyl flooring. Radiator. Window to side.

## Outside

Two low maintenance terraces, one of which has a raised paved patio. A stone-built garden store can be found and a timber shed is also included.

## General Information

The floor coverings, curtains and blinds as fitted are

included in the sale. Home Report available from [property@youngrob.co.uk](mailto:property@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 4NT

## Entry

By arrangement.

## Viewing

By arrangement with our Thurso Office.

## Price

Offers over £64,000 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 and a half 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.*

