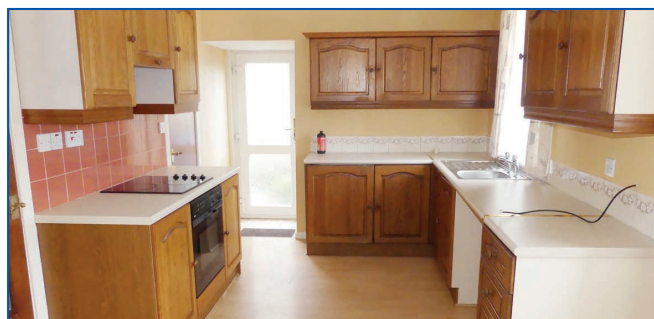
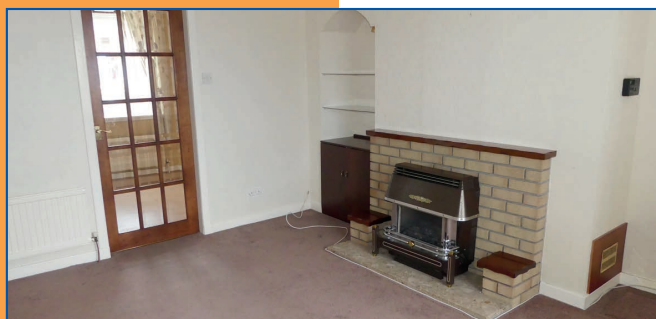




solicitors • estate agents

Young Robertson & Co.



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92 WILLOWBANK, WICK

Enjoying lovely views across Wick to the harbour and the sea, is the two-bedroom semi-detached property. With well-proportioned rooms the property offers excellent storage and benefits from town gas central heating and uPVC double glazed windows and doors. An excellent location being only a short distance from the town centre the property is in walk-in condition however could do with some partial cosmetic updating. Accommodation to the ground level comprises entrance hall and spacious living room that leads onto the generous kitchen diner. Upstairs off the landing is a modern shower room with walk-in shower, and two double bedrooms both offering storage. Outside is a large garden and there is ample on-street parking adjacent. Perhaps appealing to the buy to let market or first-time purchaser viewing is highly recommended.

caithnessproperty.co.uk 

OFFERS OVER £82,500

Hallway

Partially glazed uPVC front door. Carpet. Telephone point. Stairs to first floor. 15 panel glazed door to living room. Radiator.

Living Room 4.23m x 3.81m 13'10" x 12'6" max

Window to front with partial sea views. Fireplace with wooden mantle and marble surround with gas fire insert. Two radiators. TV point. Fitted unit to recess with glass shelving, light and storage cupboard. Carpet.

Kitchen/Diner 5.3m x 2.78m 17'4"x 9'1"

Fitted kitchen with eye and base level units with work top space and splash back tiling. Fitted four ring hob and oven with extractor above. Stainless steel sink with drainer. Services for washing machine. Integrated fridge, dishwasher or tumble dryer. Two radiators. Ample space for table and chairs. Laminate flooring. Large storage cupboard to under stairs area. Two deeply silled windows to rear. Glazed uPVC external door to garden.

Landing

Carpet. Window to side. Radiator. Hatch access to the loft.

Bedroom 1 4.15m x 3.25m 13'7"x 10'9" max

Window to front. Radiator. Carpet. Large walk-in storage with fitted shelving. Telephone point.

Bedroom 2 3.79m x 3.04m 12'5" x 9'11" max

Window to rear. Carpet. Radiator. Airing cupboard housing the hot water tank and fitted shelving. TV point. Deeply silled window to rear with views to the garden.

Shower Room 2.1m x 1.67m 6'10"x 5'5"

Large walk-in shower with wet wall, fitted shelving and electric shower. Fitted bathroom furniture with back to all WC and fitted wash hand basin with mixer tap. Towel radiator. Spotlights. Deeply silled window to rear. Tile effect vinyl flooring.

Garden

The generous rear garden is laid mainly to grass with a timber shed to the side. Incorporating a drying area, a path wraps around the property to the low maintenance front garden.

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 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

E

Postcode

KW1 4PE

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

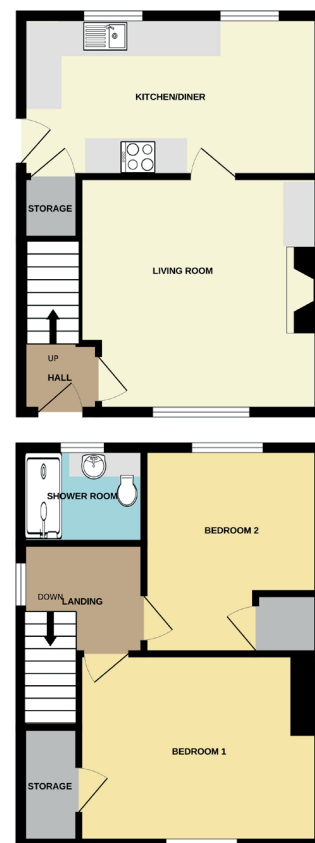
Offers over £82,500 should be submitted to our Thurso Office.

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.