



solicitors • estate agents

# Young Robertson & Co.



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## 31 MACLEOD ROAD, WICK

This two-bedroom mid-terraced property is situated in a well-established residential area being within comfortable walking distance to the town centre. With well proportioned rooms, and spread over two levels accommodation comprises entrance vestibule, hallway, living room, modern fitted kitchen diner and rear vestibule to the ground floor. Upstairs off the landing are two double bedrooms both offering fitted storage, and the bathroom. Benefitting from timber glazed windows and doors, and electric heating, front and rear gardens are also provided with the sheltered rear garden offering a block-built store. There is ample on-street parking adjacent. Making an excellent home for the first-time purchaser, or perhaps appealing to the buy to let market viewing is highly recommended.

**FIXED PRICE £74,000**

## Vestibule

Partially glazed timber door with window to side into spacious carpeted vestibule. Cupboard housing electrics. Door to hallway.

## Hallway

Carpet. Stairs to first floor. Storage heater.

## Living Room **4.04m x 3.62m 13'3" x 11'10"**

Window to front. Carpet. TV and telephone point. Two storage heaters.

## Kitchen **3.63m x 3.11m 11'11" x 10'2"**

Modern fitted kitchen with work top space. Stainless steel sink with mixer tap and drainer. Fitted single oven with four ring hob and stainless-steel extractor above. Space for fridge and tumble dryer. Services for washing machine. Tile effect vinyl flooring. Window to rear. Ample space for table and chairs.

## Rear Vestibule

Carpet and storage/cloak room area with window to rear and coat hooks to wall. Partially glazed timber door to garden.

## Landing

Window to front. Carpet. Hatch access to the loft. Airing cupboard housing the hot water tank and shelf.

## Bedroom 1 **3.66m x 3.29m 12" x 10'9"**

Window to front. Fitted cupboard with hanging rail and shelf. Carpet. Panel heater. TV point.

## Bedroom 2 **3.66m x 3.1m 12' x 10'2"**

Fitted cupboard with hanging rail and shelf. Carpet. Panel heater. Window to rear.

## Bathroom **1.88m x 1.88m 6'2" x 6'2"**

Bath with shower screen and electric shower. Partially tiled walls. WC with push top flush. Wash hand basin. Vinyl flooring. Spot lights. Window to rear.

## Garden

To the rear is a small garden laid with stone chips on a slight gradient incorporating a rotary ailer. With block-built walls and timber gate there is also a detached block-built store offering excellent storage. The front garden is open plan in design and laid to grass with a pathway leading to the front door.

## 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

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## Postcode

KW1 4JQ

## Entry

By arrangement.

## Viewing

By arrangement with our Thurso Office.

## Price

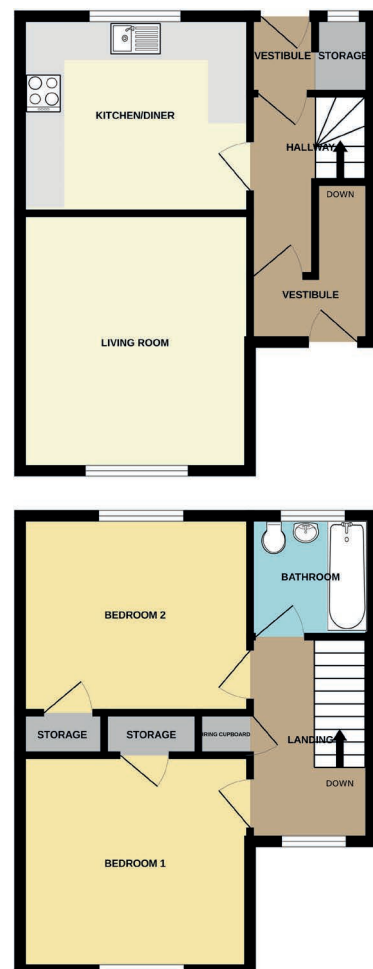
Fixed Price £74,000 should be submitted to our Thurso Office.

## 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.*