



solicitors • estate agents

# Young Robertson & Co.



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## 56 NORTH MURCHISON STREET, WICK

Offering an excellent property, with well-proportioned rooms, is this two-bedroom semi-detached home with attached garage, convenient off-road parking and garden grounds. Benefitting from recently installed gas central heating, underfloor insulation and uPVC double glazing there is no onward chain and the property is in walk in condition though could benefit from some modernisation. Accommodation comprises entrance porch, hallway, living room with double aspect windows, inner hall that could be ideally utilised as a dining hallway, utility room, spacious rear kitchen/diner, rear vestibule and convenient downstairs WC. Upstairs off the landing is a shower room and two good sized double bedrooms. Outside the garden offers drying facilities, a patio and area of grass, and a timber shed is also included in the sale. With partial sea-views from the side elevation the property is excellently placed being only a few minutes' walk from local shops and amenities, and only a short distance from the harbour, marina and town centre. Local countryside and coastal walks, along with 'The Tinkie' are also close by. Making an excellent family home viewing is highly recommended to appreciate all the property offers.

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**OFFERS OVER £90,000**

## Porch 2.33m x 1.21m 7'7" x 3'11"

Partially glazed uPVC front door. Tiled flooring. Wall light. Wood lined walls and ceiling. Partially glazed door to hall.

## Hall

Carpet and stairs to first floor. Fitted coat hooks and shelf to wall. Radiator.

## Living Room 5.68m x 3.35m 18'7" x 10'11"

Double aspect windows. Fitted fireplace (not in use) and shelving/TV unit with Fyfe stone and wooden surround. Two radiators. TV and telephone point. Carpet.

## Inner Hall 3.2m x 1.95m 10'6" x 6'5"

Fitted storage cupboard housing the boiler. Carpet. Radiator.

## Kitchen/Diner 4.09m x 3.59m 13'5" x 11'9"

Single sliding door. Fitted eye and base level units with work top space and splash back tiling. Stainless steel sink with mixer tap and drainer. Fitted electric hob and oven with extractor above. Carpet. Radiator. Space for table and chairs. Radiator. Window to rear. Wood lined ceiling.

## Utility Room 2.08m x 1.84m 6'9" x 6'

Single sliding door. Fitted eye and base level units with work top space and splash back. Stainless steel sink with mixer tap and drainer. Services for washing machine. Tile effect vinyl flooring. Window to side with views to the sea and Wick skyline.

## Rear Vestibule 1.19m x 1.17m 3'10" x 3'10"

Glazed uPVC door to garden. Tiled flooring.

## WC 1.42m x 1.2m 4'8" x 3'11"

WC. Wash hand basin. Radiator. Window to side. Tiled flooring.

## Landing

Window to side with views to the sea and Wick skyline. Carpet. Hatch access to the loft.

## Bedroom 1 4.44m x 2.75m 14'6" x 9'

Window to front. Double doors to over stairs storage cupboard housing the boiler. Telephone point. Carpet. Radiator.

## Bedroom 2 3.52m x 2.83m 11'6" x 9'3"

Window to rear with views to the garden and partial sea views. Carpet. Radiator.

## Shower Room 1.87m x 1.66m 6'1" x 5'5"

Corner shower enclosure with fitted electric shower. WC. Wash hand basin with glass shelf and mirror above. Wood lined ceiling and fully tiled walls. Radiator. Window to rear. Vinyl flooring.

## Garage 4.7m x 2.37m 15'5" x 7'9"

Up and over door. Pedestrian door to side. Water and power. Fitted shelving. Drive offers off-road parking.

## Garden

There is a small area of lawn, fully enclosed with a drying area and timber shed. Paving wraps around the property and there is a small sheltered patio area to the rear.

## 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

C

## Postcode

KW1 5HL

## Entry

By arrangement.

## Viewing

By arrangement with our Thurso Office.

## Price

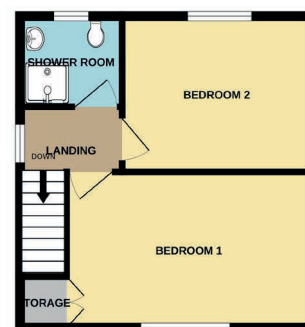
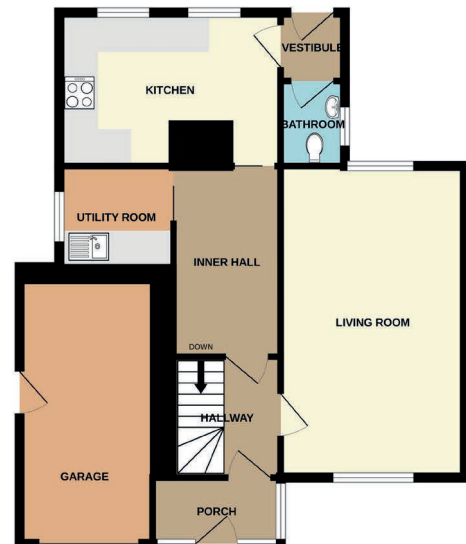
Offers Over £90,000 should be submitted to our Thurso Office.

## 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.*