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ELHANAN, 11 RANDOLPH PLACE, WICK

This immaculately presented three-bedroom two storey property, with detached garage, off-road parking and attractive gardens enjoys a superb location being convenient to local shopping and schooling, and within comfortable walking distance to the town centre. Spread over two level the property benefits from gas central heating and uPVC double glazed windows with a cosy open fire in the living room and electric inset fire in the dining room. To the ground floor the vestibule, which has decorative tiled flooring, leads into the spacious and impressive hall, with feature staircase leading to the first floor. There are two key public rooms; the roomy living room with attractive fireplace and dining room. The modern fitted kitchen boasts solid oak units with fitted Smeg oven and hob, and a beautiful cream Aga (installed approximately 3 years ago). This floor is completed by a convenient downstairs WC, utility room, small storage room and cloak cupboard. Upstairs the airy landing offers access to the loft with is partially floored and makes excellent use of space, and there is a modern fitted bathroom and three double bedrooms. Outside the large fully enclosed garden offers a superb place to relax and is sure to appeal to the keen gardener. Divided into different areas, each with its own character, with the rear area being laid mainly to grass, with borders of flowers and shrubs and a raised decking area, the high walls, timber fencing and mature trees create natural shelter and privacy. Several garden sheds, a summer house, wood stores, timber arches and a greenhouse are also included in the sale. Making a wonderful family home, this property provides huge appeal and viewing is highly recommended.

OFFERS OVER £250,000

Vestibule **1.06m x 1.04m 3'5" x 3'4"**

Timber front door with small glazed panel. Decorative tiled flooring. UPVC door with ornate glazed panel to hallway.

Hall

Impressive sweeping staircase with carpet to first floor. Tiled flooring. Radiator. Spotlights. Large rear window to stairs floods the hall and landing with natural light.

Walk-in Cloak Room **1.13m x 1.06m 3'8" x 3'5"**

Window to front. Carpet. Spot light. Fitted shelving and coat hooks. Telephone point.

Storage Cupboard **1.13m x 1.06m 3'8" x 3'5"**

Window to front. Carpet. Fitted shelving. Small cupboard housing electrics. Spotlight.

Living Room **4.99m x 3.58m 16'4" x 11'8"**

Window to front. Open fireplace set in tiled and cast-iron surround with tiled hearth and wooden mantle. Fitted wall lights. Carpet. TV and telephone point. Picture rail. Two radiators.

Kitchen **4.32m x 2.8m 14'2" x 9'2"**

Beautiful solid oak fitted kitchen with work top space and splash back tiling. Cream Aga with splash back fitted approximately three years ago. Fitted Smeg four ring hob with double oven and grill below, and extractor above. Integrated fridge and dishwasher. Schock 1.5 bowl sink with mixer tap and drainer. Vinyl flooring. TV and telephone point. Spotlights. Window to rear with views over the garden and surrounding playing fields. Clothes pulley. Glazed door to utility room.

Utility Room **2.34m x 1.71m 7'8" x 5'7"**

Fitted eye and base level units with splash back. Services for washing machine. Wood and uPVC lining to walls. Vinyl flooring. Windows and partially glazed uPVC door to garden.

Dining Room **5m x 3.59m 16'5" x 11'9" max**

Windows to front and side. Inset electric fire. Carpet. Fitted wall lights. TV and telephone point.

Inner Hall

Tiled flooring. Spotlights.

WC **1.2m x 0.91m 4'6" x 3 max**

Back to wall WC. Wash hand basin with mixer tap. Deeply silled window with stained glass panel. Wall light. Extractor. Tiled flooring.

Landing

Carpeted landing. Hatch access to the loft with is partially floored making excellent use of space. Dado rail. Spotlights. Door to shelved cupboard housing the boiler.

Bedroom 1 **5.02m x 3.58m 16'5" x 11'8"**

Window to front. Fitted wardrobes with hanging rails and fitted shelving. Radiator. TV and telephone point. Carpet.

Bedroom 2 **3.5m x 2.29m 11'5" x 7'6"**

Window to front. Carpet. Radiator. Spotlights. Currently utilised as a sewing room.

Bedroom 3 **3.6m x 3.47m 11'10" x 11'4"**

Window to front and side. Carpet. Radiator.

Bathroom **2.61m x 1.41m 8'6" x 4'7"**

Bath with wet wall, thermostatic shower bar and glass shower screen. Fitted bathroom furniture with fitted wash hand basin and back to wall WC. Fully tiled walls. Towel radiator. Vinyl flooring. Window to side. Extractor. Spotlights.

Garage **6.23m x 2.97m 20'5" x 9'6"**

Up and over electric door. Pedestrian access and four windows to side. Power and water. To the front of the garage is off-road parking for 2 cars.

Garden

Front and rear gardens are bounded with a combination of stone and block-built walls with the front garden being laid mainly to grass with borders of flowers and raised flower beds. Attractive decorative paving leads from the front gate and wraps around to the side of the property.

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 5NJ

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers Over £250,000 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.