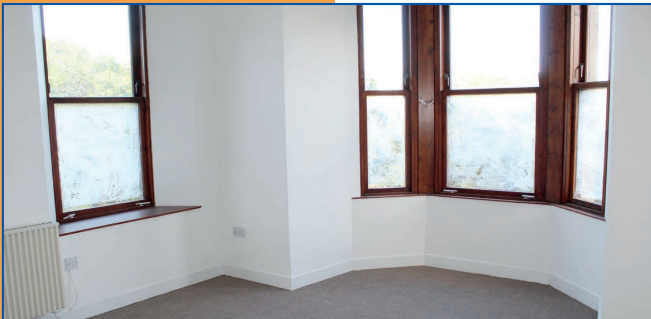




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RUAG, CEMETERY HOUSE, SOUTH RD, WICK

A unique Victorian property situated in the grounds of the old Wick Cemetery. Now fully renovated, and in walk-in condition, accommodation comprises vestibule, hallway, living room, kitchen/diner, three bedrooms (one ensuite) and shower room. Benefits from timber framed double glazing throughout, apart from the front door which is uPVC, and a newly installed Fischer electric heating system with an instant hot water system. There is an attached garage to the rear and a block built lean-to shed to the side. Vehicle access is through the iron gates to the old Wick cemetery and there is also a pedestrian entrance gate on the South Road. The walled garden to the front has mature trees and shrubs, the garden to the rear is fenced and laid mainly to grass with a patio area. Viewing is recommended of this Victorian building which now has a bright and modern interior.

OFFERS AROUND £125,000

Vestibule 1.91m x 1.84m 6' 3" x 6' 00"

Partially glazed uPVC entrance door with glazed panel above. Corner cupboard housing the electrics. Original tiling to the floor. Hatch to attic space.

Hallway

Storage cupboard. Hatch to attic space. Electric radiator. Carpeted.

Living Room 4.95m x 4.04m 16' 3" x 13' 3"

Bay windows facing to front. Window to side with deep sill. Two electric radiators. Carpeted. T.V. point.

Kitchen/Diner 6.15m x 2.83m 20' 2" x 9' 3" at widest.

Brand new fitted base units with fitted worktops and tiled splashback. Ceramic sink with drainer and mixer tap. Electric radiator. Laminate flooring. Hatch to attic space. Half glazed timber framed door to side.

Master Bedroom 3.99m x 3.99m 13' 1" x 13' 1" at widest.

Window facing to side. Shelved storage cupboard. Electric radiator. Carpeted. T.V. point. Folding door to ensuite.

Ensuite 2.46m x 1.07m 8' 1" x 3' 6"

Brand new three-piece suite comprising shower with mains fitted shower, W.C. and hand basin set into unit with cupboard below. Shower boarding to all walls. Heated towel rail to wall. Vinyl flooring.

Bedroom 2 4.05m x 3.06m 13' 3" x 10' 00"

Window facing to side with deep sill. Electric radiator. Carpeted. T.V. point.

Shower Room 2.98m x 1.47m 9' 9" x 4' 10"

Brand new three-piece suite comprising shower with mains fitted shower, W.C. and hand basin with mixer tap fitted into unit with cupboards below. Opaque window facing to side. Heated towel rail to wall. Vinyl flooring. Shower boarding to all walls.

Bedroom 3 3.90m x 2.16m 12' 9" x 7' 1"

Two windows facing to side. Electric radiator. Carpeted. T.V. point.

Garage 4.83m x 2.74m 13' 10" x 9' 00"

Brand new up and over door and new fitted box profile roof. Timber framed pedestrian door. Window to rear. Concrete floor.

Garden

Walled garden to front with mature trees and shrubs. Paving to side with block built shed. Fenced garden to the rear laid mainly to grass with a patio area.



General Information

The floor coverings are included in the sale. Home Report available from wick@youngrob.co.uk

Council Tax

The subjects are in band C. 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 Rating

E

Postcode

KW1 5NH

Entry

By arrangement with our Wick office.

Viewing

By arrangement with our Wick office.

Price

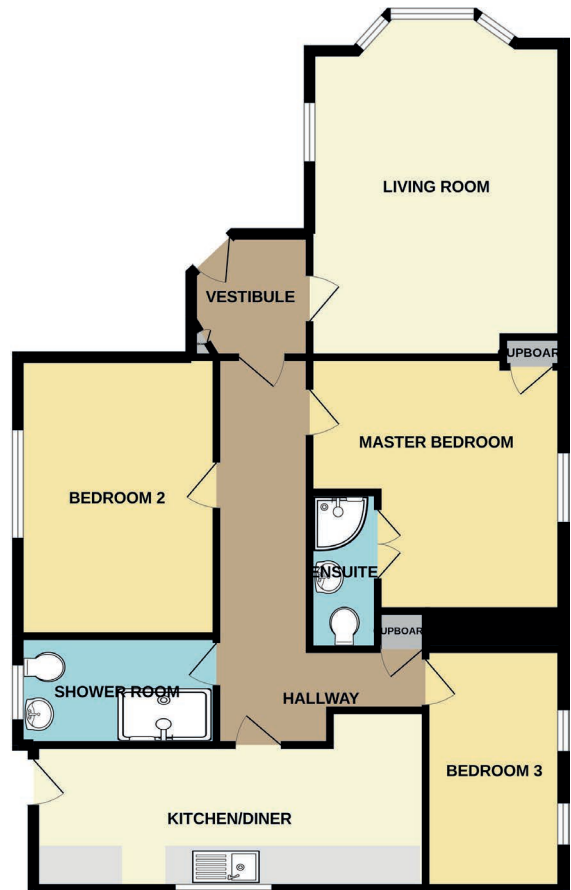
Offers Around £125,000 should be submitted to our Wick office.

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.