



Young  
Robertson  
& Co.

solicitors • estate agents

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29 TRAIL STREET  
THURSO KW14 8EG  
tel: 01847 896177  
fax: 01847 896358  
property@youngrob.co.uk  
youngrob.co.uk

21 BRIDGE STREET  
WICK KW1 4AJ  
tel: 01955 605151  
fax: 01955 602200  
wick@youngrob.co.uk  
youngrob.co.uk

## 3 BARBARA PLACE, WICK

This two-bedroom property is located in an attractive well established residential area. Just a short walk away from local amenities and the town centre, you'll enjoy easy access to shops, dining, and entertainment options. The well-proportioned accommodation includes a welcoming hallway, spacious living room, modern fitted kitchen, lobby, and utility room. Upstairs, off the landing, are two good-sized double bedrooms and a large bathroom. Benefitting from hard wood double glazing and town gas central heating, this property has been successfully utilised as a rental property, being close to the local hospital and businesses alike. It may therefore appeal to the buy-to-let market as well as first-time purchasers. In walk-in condition and with no onward chain, viewing is recommended.

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**OFFERS OVER £78,000**

## Hallway

UPVC front door with transom above. Wood effect vinyl flooring. Carpeted stairs to first floor with large storage cupboard below. Radiator. 15 panel glazed door to living room. Dado rail.

## Living Room **4.68m x 3.79m 15'4" x 12'9"**

Deeply silled window to front with small cupboard below housing the gas meter. Carpet. Radiator. TV point. Gas fire set on Caithness stone hearth with decorative wooden mantle. Shelf and alcove to recess with cupboard below housing electrics.

## Kitchen **3.63m x 3.05m 11'10" x 10'00"**

Fully fitted modern kitchen with sleek white fitted units, work top space and splash back. AEG fitted oven and Bosch convection microwave both at eye level. Four ring AEG gas fitted hob with Bosch extractor above. Services for washing machine. Space for fridge freezer. Stainless steel sink with mixer tap. Deeply silled window to rear. Wood effect vinyl flooring. Radiator. Spotlights. Opening to inner lobby with has wood effect vinyl flooring.

## Utility Room **2.59m x 1.53m 8'6" x 5'**

Fitted work top space with services below for washing machine, and eye level units above. Tiled flooring. Glazed exterior timber door and window to rear.

## Landing

Window to front. Carpet. Dado rail. Wooden beams to ceiling. Radiator.

## Bedroom 1 **3.72m x 2.67m 12'2" x 8'9" max**

Radiator. Carpet. Deeply silled window to rear. Hatch access to the loft.

## Bedroom 2 **3.92m x 3.05m 12'10" x 10'**

Radiator. Carpet. Deeply silled window to rear. TV point. Large storage cupboard.

## Bathroom **2.91m x 1.51m 9'6" x 4'11"**

Bath with shower screen and electric shower above. WC with push top flush. Wash hand basin with mirror above. Partial wet wall to walls. Wood effect vinyl flooring. Radiator. Deeply silled window to front. Spotlights.

## 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 B. 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 5LQ

## Entry

By arrangement.

## Viewing

By arrangement with our Thurso Office.

## Price

Offers Over £78,000 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.*