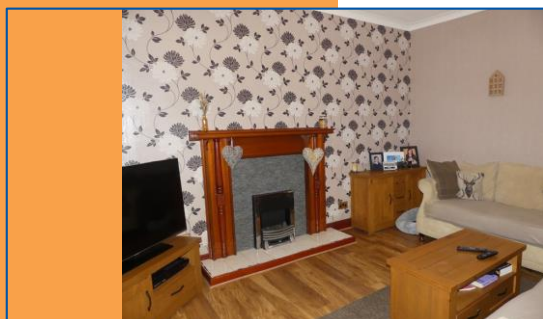




solicitors • estate agents

Young Robertson & Co.



19 HUDDART STREET, WICK

This attractive stone-built town house, featuring modern extension, garage and rear garden, is located in a sought-after residential area. Spread over three levels it boasts sweeping views of the Wick skyline and partial sea vistas. Within comfortable walking distance to local amenities and uPVC double-glazing. Accommodation comprises living room with cosy fireplace, dining room, modern fitted kitchen with range cooker, bathroom and three bedrooms. To the rear is a private and sheltered enclosed garden with external store. An excellent property perhaps appealing to the first-time purchaser or buy to let market viewing is highly recommended.

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OFFERS OVER £90,000

Hallway

Partially glazed uPVC front door with transom above. Solid wood flooring. Stairs to first floor with under stairs cloak cupboard offering storage. Opening to dining room

Living Room 4.68m x 3.71m 15'04" x 12'02"

Decorative fireplace with electric insert fire. Laminate flooring. Deeply silled window with storage cupboard below also housing electrics. Glass shelved alcove with storage cupboard below. Radiator. TV and telephone point. Ceiling lighting with dimmer switch. Laminate flooring.

Dining Room 2.8m x 2.74m 9'2" x 8'11"

Solid wood flooring. Radiator. Ceiling light with dimmer switch kitchen.

Kitchen 4.17m x 3.35m 13'8" x 11'

Modern fitted kitchen comprising base and wall units with solid wood worktops and splash back tiling. Belfast sink with mixer tap. Belling stainless steel range cooker stainless steel extractor fan and splash back. Space for fridge and services for washing machine. Integrated dishwasher. Larder units housing combi boiler. Three rear facing windows overlooking the garden and velux window to the roof. Radiator. TV point. Spotlights.

Rear hallway

Solid wood flooring. Radiator. Spotlights. Partially glazed uPVC Door.

Bathroom 3.4m x 1.60m 11'2" x 5'3"

Three- piece suite comprising bath with thermostatic shower above, WC and handbasin. Tile effect vinyl flooring and partial tiled walls. Radiator. Window to rear. Spotlights

Landing

Stairs with fitted carpet and fitted handrail. Landing with fitted carpet. Deeply silled window to front offering views over Wick. Stairs with fitted carpet and partially pine lined wall leads to attic bedroom.

Bedroom 14.03m x 3.69m 13'2" x 12'1"

UPVC front facing window offering views over Wick. Large built in mirrored wardrobes with integral shelving and hanging space Offering excellent storage. Carpet. Radiator.

Bedroom 2 2.76m x 2.64m 9'x 8'8"

Double bedroom with fitted carpet. Deep rear facing window overlooking Wick and offering partial sea views. Radiator.

Shower Room 2.11mx1.67m 6'11" x 5'5"

Corner shower enclosure with electric shower. WC. Wash hand basin. Fully tiled walls. Carpet. Window to rear. Radiator.

Bedroom 3 6.55m x 3.05m 21'6" x 10'

Open plan attic bedroom with laminate flooring. Large picture window to front with far reaching views, and velux window facing to rear. Storage cupboards to eaves. Partial wood lined walls and ceiling spotlights.

Garden

There is a raised decking area and small area of lawn to the rear of the property. Fully enclosed offering a private and sheltered area to enjoy. There is also a block-built garden store to the rear grounds. This has a mono pitched roof clad in corrugated asbestos and walls are of masonry construction .

Garage 5.63m x 2.4m 18'6x7'10"

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 B. The Council Tax Band may be

Block-built garage to the rear of the dwelling. This has a mono-pitched roof clad in feltwork and walls are of masonry construction. Vehicular access is via timber doors.

EPC

E

Postcode

KW1 5AZ

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 two main towns in the district has the County General Hospital, supermarkets, professional, medical and educational facilities. From Wick there is a 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.

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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.