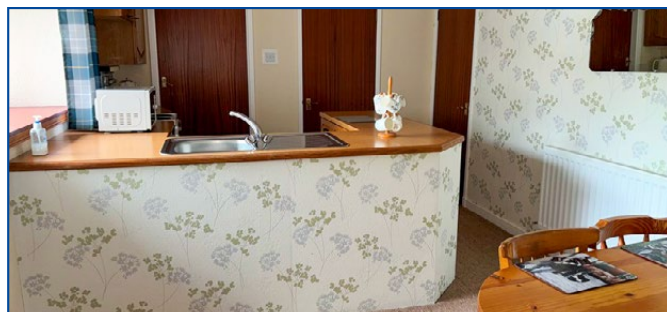
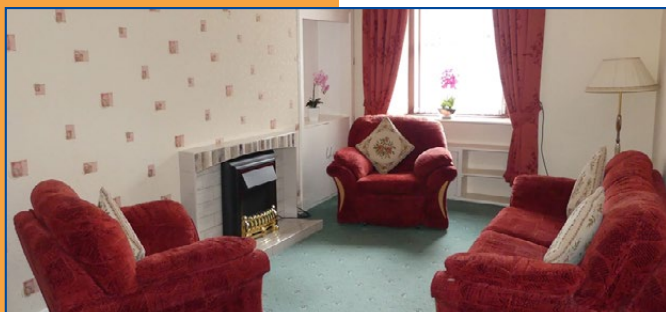




solicitors • estate agents

Young Robertson & Co.



2 MORAY STREET, WICK

Situated in an excellent location, being only a short walk to local amenities and the town centre is this attractive and spacious two-bedroom town house, with rear garden, attached garage and off-street parking. In need of modernisation this property offers great potential for further development (subject to suitable planning consents) and benefits from oil central heating and double-glazed windows. Spread over two levels accommodation comprises entrance hallway, inner hall, generous living room, large kitchen/diner, shower room and boiler room. The utility room offers access to the substantial attic space which would be ideal for conversion into further living space, while the rear vestibule offers access to the garage. Upstairs off the landing is a convenient WC, and two bedrooms. Outside is a sheltered garden to the rear and the garage is accessed via a shared driveway to the side of the neighbouring property. An excellent investment/development opportunity viewing is highly recommended.

**29 TRAILL 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

caithnessproperty.co.uk



OFFERS OVER £90,000

Entrance Hall: 3.02m x 2.33m 9'11" x 7'7"

Timber front door with transom above. Carpet. Radiator. Window to front. Under stairs storage cupboard housing the electrics. 15 panel glazed door to inner hallway.

Inner Hallway: 3.37 x 1.04m 11'01" x 3'5"

Carpet. Walk in storage cupboard with fitted shelving, partially wood lined walls and coat hooks. Radiator. Telephone point. 15 panel glazed door to kitchen.

Living Room: 5.42m x 2.92m 17'9" x 9'7"

Tiled fireplace with electric fire insert. Window to front with fitted shelving below. Fitted unit to recess. Carpet. TV point.

Kitchen/Diner: 4.74m x 3.14m 15'6" x 10'4"

Fitted eye and base level units with work top space and stainless-steel sink with mixer tap and drainer. Space for cooker and fridge. Carpet. Window to side. Ample space for table and chairs. Shelved pantry cupboard. Radiator. TV point.

Rear Vestibule: 1.98m x 1.45m 6'6" x 4'9"

Vinyl flooring. Partially glazed uPVC door to side.

Utility Room: 2.92m x 1.49m 9'7" x 4'10"

Stainless steel sink and drainer with double base level unit below. Services for washing machine. Large hatch to the attic space which is fully floored and offers excellent storage. Ideal for conversion subject to suitable planning consents. Vinyl flooring.

Boiler Room: 4.73m x 1.23m 15'6" x 4'

Clothes pulley to ceiling. Boiler. Hot water tank. Shelved storage cupboard. Vinyl flooring.

Shower Room: 2.39m x 1.78m 7'10" x 5'10" max

Shower cubicle with fitted thermostatic shower. WC with push top flush. Wash hand basin with mixer tap, splash back tiling and mirrored bathroom cabinet above. Radiator. Carpet. Window to rear.

Landing:

Carpet.

WC: 1.39m x 1m 4'5" x 3'3"

WC. Carpet. Window to rear.

Bedroom 1: 5.53m x 3.29m 18'01" x 10'09" max

Deeply silled window to front. Various fitted wardrobes with hanging rail and shelves. Vanity unit with fitted wash hand basin. Carpet. TV and telephone point.

Bedroom 2: 3.48m x 2.65m 11'5" x 8'8"

Window to rear. Carpet. Radiator. Hatch access to roof void.

Garage: 5.33m x 4.72m 17'6" x 15'6" max

Up and over door. Fitted eye and base level units offering excellent storage.

Garden:

The side and rear garden is open plan in design and laid to grass.

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 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: G**Postcode: KW1 5QF****Entry: By arrangement:****Viewing:**

By arrangement with our Thurso Office.

Price:

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

Office Hours: 9.15 am – 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 2.5 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.

