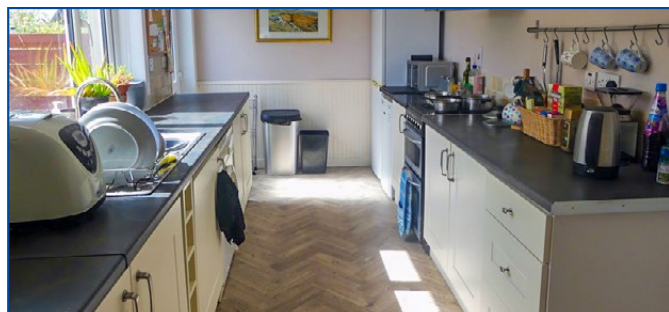




solicitors • estate agents

Young Robertson & Co.



6 ELZY GROVE, STAXIGOE, WICK

Nestled within a peaceful cul-de-sac, this well-presented two-bedroom semi-detached home enjoys a delightful setting with attractive views over the surrounding landscape and out towards the North Sea. The property benefits from oil central heating and uPVC double-glazed windows and doors. The ground floor offers a welcoming hallway, a bright and inviting living room, and a stylish modern fitted kitchen. Upstairs, off the landing, are two generously sized double bedrooms—one featuring a fitted wardrobe, while the other provides access to an office with Jack-and-Jill entry. This versatile space would also lend itself well to a walk-in wardrobe or could potentially be converted into an en-suite. Outside, the neatly maintained gardens enhance the property's appeal, creating an inviting and well-kept outdoor space to enjoy. On-street parking is conveniently available adjacent to the property. Just a short drive from Wick, with regular bus services provided, Staxigoe boasts a charming harbour area and offers ample countryside walks right on the doorstep.

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Hallway: 4.69m x 1.93m 15'4" x 6'4" max

Partially glazed uPVC front door. Vinyl flooring. Radiator. Stairs to first floor with opening to under stairs storage area housing coat hooks and small cupboard housing the electrics. Radiator. Telephone point.

Kitchen: 5.65m x 2.36m 18'6" x 7'9" max

Modern fitted kitchen with various eye and base level units, work top space and splash back tiling. 1.5 stainless steel sink with mixer tap and drainer. Space for cooker with fitted extractor above. Space for fridge freezer. Services for washing machine. Radiator. Partial wood panelling to walls. Vinyl flooring. Window to rear with views to the garden. Partially glazed uPVC door to garden.

Living Room: 4.69m x 3.61m 15'4" x 11'10"

Window to front with partial sea views. Two radiators. Wooden mantel piece with marble effect surround and hearth. TV point. Carpet.

Landing: 3.28m x 2.25m 10'9" x 7'4"

Window to side with far reaching views to Wick skyline and the sea. Carpet. Airing cupboard housing the hot water tank and shelving. Hatch access to the loft.

Bathroom: 2.22m x 1.72m 7'3" x 5'8"

Bath, both with tiled and wet wall surround, with electric shower and extractor above. Wash hand basin. WC with push top flush. Window to rear. Radiator. Vinyl flooring. Wood lined ceiling.

Bedroom 1: 3.47m x 3.07m 11'05" x 10'01"

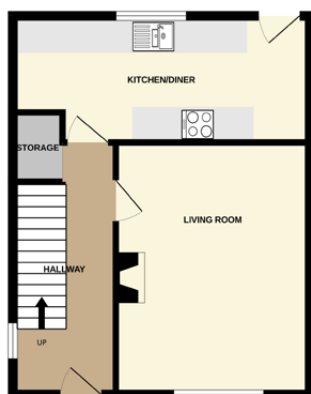
Window to front with views across the town to the sea. Carpet. Radiator. Door to office. TV point.

Bedroom 2: 3.32m x 2.91m 10'11" x 9'6"

Opening to fitted wardrobe with hanging rail and shelf. Carpet. Radiator. Window to rear with views to Wick skyline.

Office: 2.48m x 1.93m 8'2" x 6'4"

Utilised as an office this room would also make a great walk-in wardrobe or even an ensuite. Carpet. Jack and Jill doors to bedroom 1 and the landing.



Ground Floor

Garden:

The property boasts attractive gardens to the front, side, and rear. The rear garden, enclosed by timber fencing, features a patio extending from the kitchen, a lawn area complemented by paved and stone pathways, and raised flower beds bordered by shrubs and young trees. Additionally, an oil tank and an outdoor tap are conveniently situated here. A timber shed is included in the sale. The front and side gardens are predominantly laid to grass, interspersed with paved pathways and framed by shrubs and occasional young trees.

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 A.

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 4RZ

Entry: By arrangement:

Viewing:

By arrangement with our Thurso Office.

Price: Offers over £100,000 should be submitted to our Thurso Office.

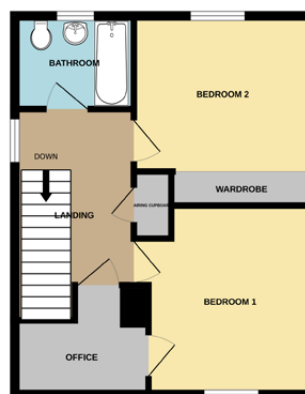
Office Hours: 9.15 am – 1pm, 2pm- 5pm Monday to Friday.

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.



First Floor