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Young Robertson & Co.



45 GRANT STREET, WICK

This end-terraced home is arranged over two levels and features town gas central heating and timber-framed double-glazed windows. While the property is presented in move-in condition, it would benefit from some modernisation.

The accommodation includes an entrance hallway with stairs to the first-floor landing, a comfortable living room, and a kitchen/diner with access to the rear vestibule and garden. Upstairs, there is a family bathroom and two generously sized bedrooms, one of which includes a fitted shower enclosure. Outside to the rear is an expansive area of open ground offering convenient off-road parking for several vehicles. Previously a former steading was attached to the rear of the property and currently this area is open with metal trusses in situ and bounded by masonry walls which may appeal to those with a vision for repurposing the structure. An excellent location, being within comfortable walking distance to the town centre viewing is highly recommended.

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OFFERS OVER £62,000

Hallway:

Partially glazed uPVC front door. Vinyl flooring. Carpeted stairs to first floor.

Living Room: 4.43m x 3.1m 14'6" x 10'2"

Large window to front with fitted shelving below. TV and telephone point. Carpet. Shelled storage cupboard to recess. Radiator.

Kitchen/Diner: 4.43m x 3.18m 14'6" x 10'5" max

Spacious room with various fitted kitchen units and fitted worktop space. Stainless steel sink with drainer. Space for cooker, services for washing machine. Space for fridge and tumble dryer. Radiator. Door to rear vestibule.

Vestibule: 1.17m x 0.94m 3'10" x 3'

Partial wood lining to walls and ceiling. Partially glazed timber door to garden. Vinyl flooring.

Landing: Velux window. Carpet. Radiator.

Bedroom1: 5.02m x 3.09m 16'5" x 10'1" max

Window to front. Carpet. Radiator. Telephone point.

Bedroom 2: 4.24m x 2.82m 13'11" x 9'5"

Window to front. Carpet. Vinyl flooring to fitted shower enclosure with wet wall and thermostatic shower. Radiator.

Bathroom: 2.17m x 1.51m 7'1" x 4'11"

Bath. WC. Wash hand basin with splash back and mirrored bathroom cabinet above. Vinyl flooring. Hatch access to the roof void. Velux. Radiator.

Outside:

To the rear of the property there is a large area of open ground offering convenient off-road parking for several vehicles. Previously a former steading was attached to the rear of the property and currently this area is open with metal trusses in situ and bounded by masonry walls.

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: D

Postcode: KW1 5AY

Entry: By arrangement:

Viewing: By arrangement with our Thurso Office.

Price:

Offers over £62,000 should be submitted to our Thurso Office.

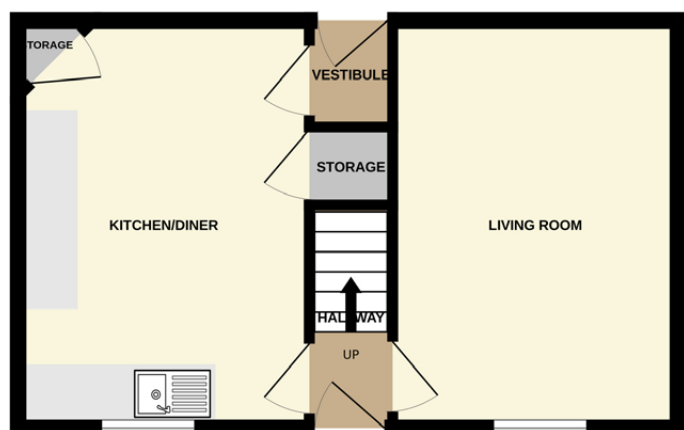
Office Hours: 9.15 am – 1pm, 2pm- 5pm Monday to Friday.

Location:

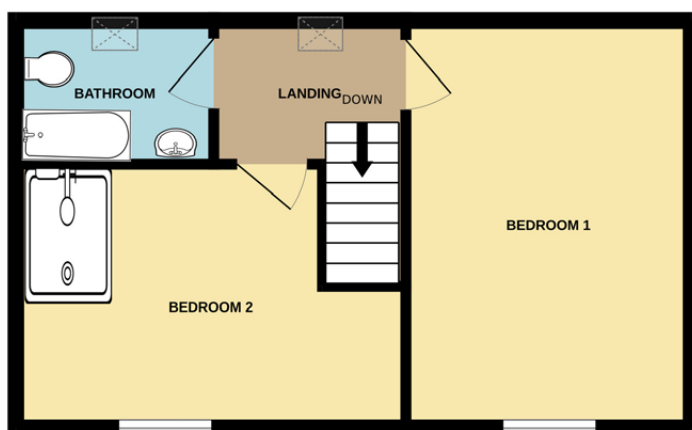
Wick, one of the two main towns of the district has the County General Hospital, supermarkets, professional, medical and educational facilities. From Wick there are regular bus and rail services south and from Wick airport, there are regular scheduled air services. Inverness is approximately 2.5 hours' 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.



Ground Floor



First Floor