



Young  
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solicitors • estate agents

# Young Robertson & Co.



## 12 DEMPSTER STREET, WICK

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This four bedroom end terraced traditional stone-built property is located in an attractive conservation area, being only a short walk from local amenities and the town centre. Requiring some internal renovations the property is spread over three levels and benefits from woodframed doubleglazed windows to the front, UPVC doubleglazed windows to the rear and mains gas central heating. Accommodation comprises entrance hall, dining room, living room, kitchen, rear vestibule and bathroom to the ground level. To the first floor are two double bedrooms, and to the top floor are two further double bedrooms and a convenient shower room. To the rear is a generous rear garden which is fully enclosed, and outside is ample on street parking. Viewing is highly recommended.

## **Hall: 3.03m x 1.96m 9'11" x 6'5" max**

Partially glazed uPVC front door. Radiator. Stairs to first floor. Laminate flooring. Partially glazed door to dining room. Under stairs storage cupboard.

## **Dining Room: 3.13m x 2.62m 10'3 x 8' max**

Rear facing window with views across the garden. Neutral fitted carpet. Radiator. Sliding door to lounge. Two shelved storage cupboards.

## **Living Room: 5.16m x 3.35m 16'11 x 11'**

Two front facing windows. Carpet. Radiator. Ceramic tiled open fireplace (currently blocked). TV point. Radiator.

## **Kitchen: 3.15m x 2.75m 10'4 x 9' max**

Fitted eye and base level units with work top space and upstand. Space for cooker. Services for washing machine. Sink with mixer tap and drainer. Rear facing window. Radiator. Tile effect vinyl flooring.

## **Rear Vestibule: 1.41m x 0.87m 4'7 x 2'10**

Partially glazed uPVC door to garden. Tile effect vinyl flooring.

## **Bathroom: 2.74m x 1.77m 8'11 x 5'9 max**

Bath with provisions for shower. WC with push top flush. Wash hand basin with mixer tap. Attractive tiled flooring. Partially wood lined walls. Radiator. Extractor. Window to rear. Radiator.

Stairs to first floor landing with window to front.

## **Bedroom 1: 2.16m x 3.38m 16'11" X 11'01"**

Double aspect windows. Carpet. TV point. Carpet. Radiator. Cupboard housing the boiler.

## **Bedroom 3: 3.12m x 2.61m 10'3" x 8'6"**

Velux window. Carpet. Radiator. Shelved storage cupboard.

Stairs to second floor landing.

## **Bedroom 2: 5.05m x 3.27m 16'6" x 10'8"**

Window to rear with views to the garden. Carpet. Radiator.

## **Bedroom 4: 3.08m x 2.55m 10'01" x 8'4"**

Carpet. Velux window. Radiator.

## **Garden:**

The generous rear garden is fully enclosed with a combination of dry-stone walls and timber panelling. Laid mainly to grass with a paved pathway and stone chipped patio area.

## **General Information:**

Some carpets and curtains 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 Rating: D**

## **Postcode: KW1 5QB**

## **Entry: By arrangement:**

## **Viewing:**

By arrangement with our Wick Office.

## **Price:**

Offers over £95,000 should be submitted to our Wick Office.

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

## **Location: Wick**

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.*

