



solicitors • estate agents

Young Robertson & Co.



ROADSIDE COTTAGE, MILTON, WICK

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This charming two-bedroom detached cottage is offered for sale with a range of useful outbuildings and approximately 7.5 acres of adjoining land. Ideally situated just a short distance from Wick, the property benefits from uPVC double-glazed windows and doors, external insulation, and oil-fired central heating.

Accommodation comprises entrance hallway, living room, inner hall, spacious kitchen/diner, room containing boiler, bathroom, and two generously sized double bedrooms. Externally, a large gated driveway provides access to the outbuildings and offers ample parking for several vehicles, together with plenty of turning space. Gated access from the driveway leads to the adjoining land, which is level, arable, and well suited to a variety of uses. The surrounding garden is laid mainly to lawn and wraps around the property, providing an attractive outdoor space.

Hallway: 4.17m x 0.91m 13'8" x 3'

Partially glazed uPVC front door. Laminate flooring. Radiator. Hatch access to the loft.

Living Room: 4.15m x 4.10m 13'7" x 13"

Picture window to front with views to the garden. Caithness stone hearth and surround with wooden mantle and electric fire insert. Two radiators. Carpet. Tv point. Fitted unit to recess.

Inner Hall: 5.88m x 1.03m 19'03" x 3'04"

L-shaped hallway with hard wood flooring. Two radiators. Door to cupboard housing the hot water tank.

Kitchen: 4.52m x 2.94m 14'10" x 9'07"

Fitted kitchen with various eye and base level units with work top space and splash back tiling. Sink with mixer tap and drainer. Space for cooker and services for washing machine. Ample space for fridge freezer and table and chairs. Double aspect windows with views to the garden and surrounding countryside. Hard wood flooring. Radiator. Partial wood lining to walls.

Bathroom: 4.05m x 1.43m 13'3" x 4'8"

Shower enclosure with wet wall and electric shower. Bath with shower tap attachment. Winged wash hand basin set in vanity unit with mirror and shaver point light above. WC with push top flush. Window to side. Vinyl flooring. Radiator.

Boiler/Storage Room: 2.59m x 1.43m 8'6" x 4'8"

Carpet. Boiler. Window to side.

Bedroom 1: 4.28m x 2.76m 14" x 13'9"

Double aspect windows with views to the garden. Laminate flooring. Radiator. Double doors to fitted wardrobe with hanging rail and shelf.

Bedroom 2: 3.55m x 3.14m 11'8" x 10'3"

Window to rear with views to the garden and surrounding countryside. Radiator. Double doors to fitted wardrobe with hanging rail and shelf. Carpet.

Boasting endless potential, the garden grounds feature versatile outbuildings ideal for conversion to additional residential use, home office use, or traditional smallholding storage.

Stone House: 6.2m x 4.17m 20'04" x 13'8"

Timber Garage: 4.88m x 4.75m 16" x 15'7"

Byre: 3.96m x 3.43 12'11" x 11'3"

Stable: 6.72m x 4.26m 22" x 142

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: Band E

Postcode: KW1 5ST

Entry: By arrangement:

Viewing: By arrangement with our Thurso Office.

Price:

Offers Over £185,000 should be submitted to our Thurso Office.

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

Location: A rural location, situated right on the northwest edge of the town of 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 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.

