



Residential Property

Georgesons
Estate Agents

61 Willowbank, Wick



The Property

This traditional stone built terraced house is situated in a quiet area of the town, close to all local amenities and the town centre. In need of some modernisation, the property comprises lounge, kitchen/diner, bathroom, shower room and three bedrooms. The accommodation benefits from gas central heating and is double glazed throughout. There is a well maintained garden to the rear with a gravelled area leading to a garage offering off road parking for several vehicles. This would be an ideal family home.

The Area

Wick is the most northerly town on the East Coast of Scotland. It is a Royal Burgh and County town with the Council offices and the Sheriff Court, offering shoppers multiple stores such as Boots, Co-op, Lidl, Tesco, B&M, Superdrug and Argos, together with most Scottish banks. Primary and secondary education is fully provided. Sporting facilities include a fine links golf course, squash club and public swimming pool/gymnasium. Wick has an Airport with direct flights to Aberdeen and Edinburgh and a railway link to Inverness and further south.



Fully glazed upvc door with side screens to
–

Hall – Accessing kitchen/diner, lounge, back hall. Radiator. Walk in storage cupboard with shelves. Walls wood lined to dado height.

Kitchen/Diner – 4.74m x 3.43m. Two double power points. Three single power points. Base units with stainless sink and drainer. Plumbed for washing machine. Cylinder cupboard with slatted shelves. Gas fire place. Radiator. Walls wood lined.

Lounge – 4.32m x 4.25m. Double aspect. Two double power points. Two radiators. Fitted electric fireplace unit to one wall.

Back Hall – Accessing shower room, stairs to first floor landing. Walk in under stairs storage cupboard. Smoke detector. Walls wood lined.

Shower Room – 3.06m x 2.64m. Suite consisting WC, pedestal wash hand basin, bidet, shower enclosure with thermostatic shower. Storage unit. Storage cupboard with shelves.



Stairs to first floor landing – Accessing bedrooms 1, 2, stairs to 2nd floor landing. Radiator.

Bedroom 1 – 4.65m x 3.56m. Two single power points. One double power point.

Telephone connection point. Radiator. Fitted wardrobes.



Bedroom 2 – 2.95m x 2.76m. One single power point. One double power point. Radiator. Alcove with storage cupboard.

Stairs to 2nd floor landing – Accessing bedroom 3, bathroom. Smoke detector.

Bedroom 3 – 3.38m x 3.50m. Three single power points. One double power point. Fitted storage units. Eaves access. Velux Window.

Bathroom – 1.68m x 1.99m. Suite consisting WC, wash hand basin unit, bath. Velux window.

Outbuilding - Overall dimensions 4.67m x 6.38m. Split into potting shed, workshop and garage. Power and lights. Pedestrian door and vehicular door.

Garden – Lawn area. Clothes drying facilities. Gravelled area with off road parking.

Postcode – KW1 4NZ

Council Tax – Band B EPC = E39

Price – Offers around £105,000 to be lodged with the selling agents, Georgesons.

Viewing – By appointment via Georgesons

Prospective purchasers should note:

- 1 These particulars are subjective for descriptive purposes only and are not an offer to sell, representation or warranty. Potential purchasers must satisfy themselves by their own enquiries:
 - (a) that any measurements given are accurate;
 - (b) that any use envisaged has all necessary permissions;
- 2 These particulars do not form any part of a contract of sale unless incorporated within a self-proving signed document under the Requirements of Writing (Scotland) Act 1985.
- 3 The owners reserve the right not to sell or to sell to anyone at any price without giving warning to other interested parties.

Georgesons Estate Agency Ltd

**22 Bridge Street
Wick
Caithness KW1 4NG
Tel: (01955) 602222
Fax: (01955) 603016**

**19 Trail Street
Thurso
Caithness, KW14 8EG
Tel: (01847) 892225
Fax: (01847) 892235**

**22 High Street
Tain
Ross-shire, IV19 1AE
Tel: (01862) 892555
Fax: (01862) 894861**

Email: karen@georgesonsproperty.co.uk

Email: sarah@georgesonsproperty.co.uk

Email: tain@georgesonsproperty.co.uk