



## **Residential Property**

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# **13 Williamson Street, Wick**

**Georgesons**  
Estate Agents



### **The Property**

This three bedroom mid terrace house is conveniently situated within walking distance to the town centre and all local amenities. Located in a conservation area of the lower Pulteney area of Wick and a short distance from Wick harbour. In good decorative order, the accommodation comprises kitchen/dining/family room, three double bedrooms, one with en-suite WC, 2<sup>nd</sup> floor WC and shower room. The property benefits from mains gas central heating and uPVC double glazed throughout. There is a fully enclosed rear garden offering security and privacy. Previously operating as a busy airb&b with the lounge utilised as a fourth bedroom.

### **The Area**

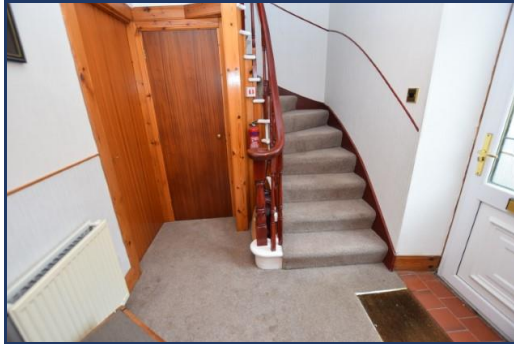
Wick is the most northerly town on the East Coast of Scotland and on the very popular NC500 tourist route. It is a Royal Burgh and County town with the Council offices and the Sheriff Court, offering shoppers multiple stores such as Boots, Co-op, Lidl, Tesco, B&M Superdrug and Argos, together with major 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 and bus link to Inverness and further south. Wick is also close to the ferry terminals leading on to Orkney Islands.





**Half glazed uPVC door to –**

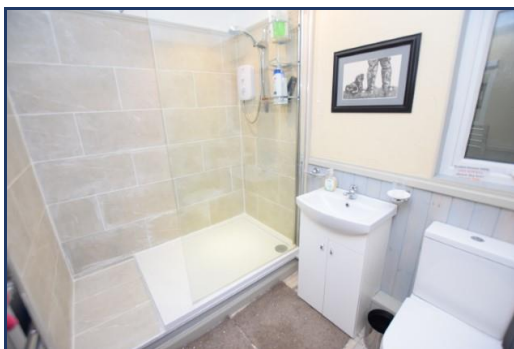
**Hall** – Accessing kitchen/dinner/lounge, shower room. One double power point. Under stairs storage cupboard plumbed and vented for washing machine and tumble dryer. Radiator. Smoke detector.



**Kitchen/diner/lounge – 4.78m x 4.50m** at widest points. Eight double power points. Two USB outlets. Telephone connection point. Radiator. Wall and base units with stainless steel sink and drainer. Half glazed uPVC door to rear of house. Laminate flooring.

**Shower room – 2.36m x 1.72m**

Suite consisting of WC, wash hand basin storage unit, large walk in shower with electric shower unit. Heated towel rail. Extractor fan. Walls wood lined to dado height.



**Stairs to first floor landing** – Accessing bedrooms 1, 2. One single power point. Smoke detector.

**Bedroom 1 – 4.78m x 3.26m**

Two double power points. One single power point. Two USB outlets Telephone connection point. Radiator. Fireplace with wooden surround.



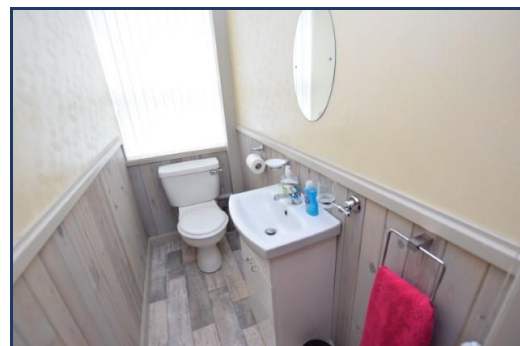
**Bedroom 2 – 2.59m x 4.14m**

Two double power points. Two USB outlets. Radiator. Door to –



**En suite – 2.04m x 0.98m**

WC, wash hand basin storage unit. Loft access by hatch. Walls wood lined to dado height.



**Stairs to 2<sup>nd</sup> floor landing** – Accessing bedrooms 3,4, and WC.



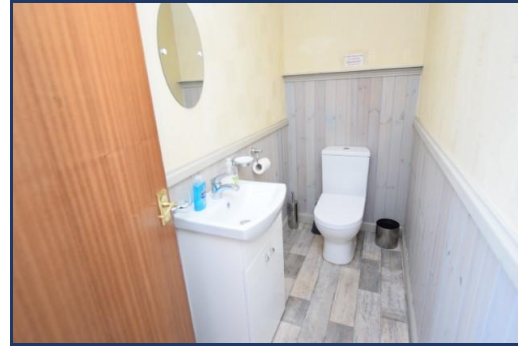
### Bedroom 3 – 3.79m x 3.12m

Three double power points. Two USB outlets. One single power point. Radiator. Built in shower enclosure with electric shower. Storage cupboard. Smoke detector.



### WC – 1.05m x 2.51m

WC. Wash hand basin storage unit. Extractor fan. Walls wood lined to dado height.



### Bedroom 4 – 3.11m x 3.26m

One double power point. Two USB outlets. Radiator. Storage cupboard.



**Video** – A 360 virtual tour can be viewed of the property on our website.

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**Postcode – KW1 5ES**

**Council Tax – Band B EPC – D56**

**Price** – Offers over £110,000 to be lodged with the selling agents, Georgesons.

**Viewing** – By appointment via Georgesons

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#### 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**

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**22 Bridge Street  
Wick  
Caithness KW1 4NG  
Tel: (01955) 602222  
Fax: (01955) 603016  
Email: karen@georgesonsproperty.co.uk  
Website: www.georgesonsproperty.co.uk**

**22 High Street  
Tain  
Ross-shire, IV19 1AE  
Tel: (01862) 892555  
Fax: (01862) 894861  
Email: tain@georgesonsproperty.co.uk**