



Residential Property

Georgesons
Estate Agents

18 Weir Crescent, Milton



The Property

This three bedroom semi-detached house is situated in the quiet area of Milton. The accommodation comprises, lounge, kitchen, three bedrooms and bathroom. The property benefits from oil heating and double glazing throughout. The front and rear gardens are mainly laid with grass with a gravelled area to the front of the property offering off road parking for several vehicles. This property would make an ideal family home.

The Area

Milton is a small hamlet, situated on the outskirts of Wick. 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, Homebase, Superdrug and Argos, together with all the 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.



Half glazed UPVC door to –

Hall – Accessing lounge, bathroom, stairs to first floor landing. One single power point. Smoke detector. Radiator. Telephone connection point. Storage cupboard. Laminate flooring.



Lounge – 3.49m x 4.54m. Two single power points. Two double power points. Radiator. Alcove with glass display shelves storage cupboard below. Gas coal effect fire with wooden surround. Laminate flooring. Door to –

Kitchen – 3.38m x 4.51m. Six double power points. Three double power points. Radiator. Wall and base units with stainless steel sink and drainer. Integral gas hob, electric oven, cooker hood. Plumbed for washing machine. Storage cupboard with shelves. Cylinder/boiler cupboard with storage space. Tiled flooring. Half glazed UPVC door to rear garden.

Bathroom – 1.79m x 2.18m. Suite consisting WC, pedestal wash hand basin, bath with over bath electric shower and shower screen. Radiator. Extractor fan. Walls fully wet walled. Tiled flooring.



Stairs to first floor landing – Accessing bedrooms. Loft access by hatch. Smoke detector.

Bedroom 1 – 3.39m x 3.08m. Two single power points. Radiator. Storage cupboard with shelves and hanging space.

Bedroom 2 – 3.40m x 3.74m. Two double power points. Radiator.



Bedroom 3 – 3.51m x 3.97m at widest points. Two double power points. One single power point. Television aerial outlet. Storage cupboard with shelves and hanging space.



Front Garden – Gravelled area with off road parking.

Rear Garden – Lawn area with trees and shrubs. Oil central heating boiler. Clothes drying facilities. Stone storage shed.

Postcode – KW1 5SS

Council Tax – A EPC – D61

Price – Offers in the region £80,000 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.

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