



Georgesons
Estate Agents

Residential Property

1 Royal Bank House, Victoria Place, Wick



The Area

A rare opportunity to purchase an exclusive, high quality B listed property, ideally situated on the main street in Wick, with easy walks along Wick River. Restaurants and bars only a stones throw away, of course, because it is in the centre of town you can see from the lounge window, what is happening in town and also access the balcony through the lounge window. Build circa 1830, this luxurious first floor three-bedroom apartment is the most photogenic building in the town because of its location and history, having been the bank manager's house. There are beautiful views over Ebenezer Place, the world's shortest street and upriver from the lounge and the dining room and the current owner reports seeing wildlife of ducks and the resident otters regularly and itinerant seals from time to time. Spread over 107 square meters, this is a very sunny apartment, the kitchen catching the sun in the morning and the lounge all the day with the sun setting in the dining room. Accommodation comprises of, lounge, kitchen/diner, shower room, cloakroom and three double bedrooms, one currently utilised as a dining/office space. This property benefits from mains gas central heating and retains many beautiful original features including sash & case windows, ornate mouldings and high ceilings. There is a fully enclosed shared garden mainly laid to grass with mature trees and shrubs with high walls offering privacy. Also included within sale is a single garage with electric vehicular door, power and light. Viewing is essential to fully appreciate this grand period property.

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 of 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.



Wooden exterior door to communal hall stairs leading to first floor –

Wooden door to –



Hall – Accessing all rooms. One double power point. Radiator.

Cloakroom – 1.39m x 2.09m

Storage cupboards and shelves. Radiator.



Bedroom 1 – 4.48m x 3.23m

Two double power points. Radiator.



Dining Room – 4.48m x 3.50m

Three double power points. Radiator.

Lounge – 5.94m x 3.57m

Five double power points. Telephone connection point. Radiator.



Bedroom 2 – 4.49m x 3.65m

Two double power points. Telephone connection point. Radiator.



Shower room – 2.20m x 2.34m

Suite consisting WC, pedestal wash hand basin, build in shower enclosure with thermostatic shower unit. Shower area tiled. Radiator. Loft access by hatch.



Kitchen/diner – 3.98m x 4.51m

Five double power points. Telephone connection point. Wall and base units with stainless steel bowl and half sink and drainer. Integral gas hob, double electric oven, dishwasher, washing machine. Boiler cupboard with storage. Laminate flooring.



VR Tour – A 360 virtual tour of the property can be viewed on our website.

Postcode – KW1 4AP

Council tax – Band B EPC – D63

Price – Offers over £125,000 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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