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**Georgesons**  
Estate Agents

# **24 Lindsay Drive, Wick**



### **The Property**

This three bedroom bungalow is set in a large enclosed garden and is situated in a much sought after area in Wick and is within walking distance to the new Noss Primary School, town centre and all local amenities. The accommodation comprises, lounge, kitchen, dining room, bathroom, three bedrooms (two with en-suite) and utility room. The property benefits from triple glazing and electric storage heating throughout. The front and rear gardens are mainly laid with grass with a tarred driveway which permits parking for several vehicles. There is a detached double garage with power and light. Set close to a coastal walk which enjoys views overlooking Wick bay & further out to sea. This property was previously run as a successful B & B and has been adapted to accommodate wheel chair users.

### **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, 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.





Wooden exterior door with side screens to –

**Vestibule** – 1.90m x 1.21m. Fifteen pane wooden door to –

**Hall** – Accessing lounge, kitchen, bathroom and bedrooms. One double power point. Telephone connection point. Storage heater. Full length fitted mirror. Loft access by hatch. Smoke detector. Storage cupboard with shelves. Cylinder cupboard with slatted shelves.

**Lounge** – 5.71m x 3.79m. Four double power points. Two television aerial outlets. Telephone connection point. Two storage heaters. French doors to –

**Dining Room** – 3.00m x 3.88m. Two double power points. Fully glazed patio doors to side of property. Door to –

**Kitchen** – 3.63m x 3.91m. Three double power points. Storage heater. Wall and base units with stainless steel sink, drainer & waste disposable unit. Integral hob, double oven, cooker hood, dishwasher, fridge. Door to hall. Door to –

**Utility Room** – 1.50m x 2.47m. One double power point. One single power point. Wall and base units with stainless steel sink and drainer. Plumbed for washing machine. Wooden half glazed door to rear of property.

**Bathroom** – 1.90m x 3.18m. Suite consisting WC, bath with over bath electric shower, shower screen, built in wash hand basin storage unit. Wall light with shaving point. Built in storage cupboards, to dado height. Wall heater. Tiled flooring.

**Bedroom 1** – 4.27m x 2.90m. Four double power points. Panel heater. Storage cupboard. Smoke detector. Door to –

**En Suite** – 3.00m x 2.04m. Suite consisting WC, wash hand basin, walk in shower cubicle with electric shower. Accessible for wheel chair users. Panel heater. Wall heater. Wall light. Fitted mirror. Shaving point. Shower area wet walled.

**Bedroom 2** – 3.59m x 3.38m. Three double power points. Panel heater. Built in wardrobe with shelves, hanging space and mirrored doors. Smoke detector. Door to –

**En Suite** – 2.40m x 1.31m. Suite consisting WC, wash hand basin storage unit, Shower enclosure with thermostatic shower. Wall light with shaving point. Wall heater. Storage cupboard.

**Bedroom 3** – 2.59m x 3.40m. One single power point. Three double power points. Telephone connection point. Panel heater. Storage cupboard with shelves and hanging space. Smoke detector.

**Double Garage** – 6.00m x 5.91m. Two up and over vehicular doors. Power and lights.

**Front Garden** – Laid to lawn with shrubs. Wooden seating area. Tarred driveway.

**Rear Garden** – Tarred area with off road parking for several vehicles. Lawn area with shrubs and flower borders. Patio area. Clothes drying facilities.

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**Postcode** – KW1 4PG

**Council Tax** – Band D **EPC** – E50

**Price** – Offers over £165,000 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.

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**Georgesons Estate Agency Ltd**

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

19 Traill 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