



Residential Property

Georgesons
Estate Agents

2 Norton Place, Wick



The Property

This four bedroom, semi-detached, town house is situated in a much sought after area of town, within walking distance to the new Newton Park Primary School, Wick High School, town centre and all local amenities. Overlooking Bignold Park playing fields to the rear, it is an ideal home for a growing family. In need of modernisation but retaining many original features the accommodation comprises, lounge, kitchen, dining room, store room, four bedrooms and bathroom. The property benefits from gas central heating and double glazing throughout apart from the kitchen. The front and rear gardens are mainly laid to grass. This property would make a beautiful 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, 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 to –

Hall – Accessing lounge, dining room, kitchen, stairs to first floor landing. One double power point. Telephone connection point. Radiator. Under stairs storage cupboard.

Lounge – 4.15m x 3.66m. Three single power points. Telephone point. TV point. Storage cupboard with shelves. Gas fire set on a tiled fireplace with a wooden surround. Radiator.

Dining Room – 3.66m x 3.64m. Three single power points. Solid fuel open fireplace with tiled hearth and wooden surround. Storage cupboard with shelves.



Kitchen – 4.44m x 2.06m. Two double power points. Two single power points. Wall and base units with stainless steel sink and drainer. Plumbed for washing machine. Wooden partially glazed door to –

Back Porch – 1.62m x 0.97m. Door to rear garden.

Wooden staircase to 1st floor landing – Accessing bedrooms 1,2,3 and bathroom. One single power point. Smoke detector.

Bathroom – 1.79m x 2.14m. Modern White Suite consisting WC, pedestal wash hand basin, bath with over bath shower head. Wall heater. Radiator. Laminate flooring. Skylight.

Bedroom 1 – 3.68m x 3.65m. Two single power points. Radiator. Storage cupboard with shelves. Window to rear.



Bedroom 2 – 4.17m x 3.66m. Double aspect to the front and side. Three single power points. Telephone point. Radiator.

Bedroom 3 – 3.20m x 2.15m. Aspect to front. Two single power points. Radiator.

Wooden staircase to 2nd floor landing – Accessing bedroom 4 and store room. Storage cupboard. Skylight.

Bedroom 4 – 4.79m x 3.63m. Dormer window to rear. Two single power points. Radiator.

Store room – 1.78m x 2.19m. Skylight.

Front Garden – Enclosed lawn area with flower borders.

Rear Garden – Enclosed lawn area with some trees and flower beds. Clothes drying facilities. Access to external cellar.



Postcode – KW1 5NN

Council Tax – Band D EPC – F37

Price – Offers in the region of £75,000 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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