



## Residential Property

Georgesons  
Estate Agents

# 3 Anderson Drive, Wick



### **The Property**

This two bedroom mid terraced house is situated in a quiet residential area, within walking distance of the town centre, Noss Primary School and all local amenities. The accommodation comprises of lounge, kitchen/diner, bathroom and two double bedrooms. The property benefits from solid fuel central heating and double glazing throughout. The front and rear gardens are mainly laid to grass. This would be an ideal purchase for a first time buyer or the buy to let market.

### **The Area**

Wick is the most northerly town on the East Coast of Scotland and on the very popular North Coast 500 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, 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.



**Wooden half glazed door to –**

**Hall** – Accessing lounge, kitchen/diner, walk in cupboard. Radiator. Smoke detector.

**Lounge – 4.76m x 3.48m**

Double aspect. Three double power points. Telephone connection point. Tiled closed in fireplace. Radiator. Laminate flooring.

**Kitchen/diner – 3.06m x 2.52m**

Two double power points. Three single power points. Wall and base units with stainless steel sink and drainer. Radiator. Door to –

**Back porch – 1.47m x 0.91m**

Storage cupboard. Wooden half glazed door to rear garden.

**Walk in cupboard – 1.57m x 1.57m**



**Stairs to first floor landing –**

Accessing bedrooms and bathroom. One double power point. Smoke detector. Loft access by hatch.

**Bedroom 1 – 3.08m x 3.62m**

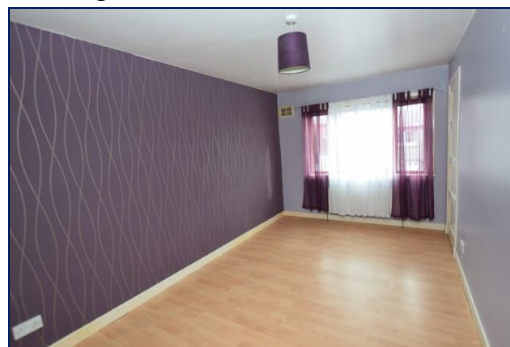
One double power point. Radiator. Laminate flooring. Cylinder cupboard. Storage cupboard.

**Bathroom – 1.59m x 2.52m**

Suite consisting of WC, pedestal wash hand basin, bath. Radiator. Extractor fan.

**Bedroom 2 – 4.57m x 2.60m**

Double aspect. Two double power points. Storage cupboard. Laminate flooring.



**Front garden** – Fully enclosed area laid to grass.

**Rear garden** – Enclosed area with street access. Laid to lawn with some trees. Clothes drying facilities.

**Video** – To view a 360 virtual reality tour of the property please visit our website.

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**Postcode** – KW1 4HU

**Council Tax** – Band A **EPC** – D63

**Price** – Offers over £70,000 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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