



Georgesons
Estate Agents

Residential Property

3 Moray Street, Wick

£10,000 BELOW HOME REPORT VALUATION



The Property

This four bedroom traditional stone built mid terraced property is situated in a quiet, sought after area of Pulteneytown and is within walking distance of the new Newton Park primary school and High school campus. In need of some modernisation the accommodation comprises, lounge with dining area, kitchen, four bedrooms, bathroom and WC. The property benefits from town gas heating and double glazing throughout. There is a large secluded rear garden which is laid with lawn, a stone built storage shed and patio area.

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.



uPVC partially glazed door to –

Hall – Accessing lounge/diner, stairs to first floor landing. Radiator. Under stairs storage cupboard. Laminate flooring.

Lounge/Dining room – Open plan – Double aspect.



Lounge area – 2.93m x 5.42m
One double power point. Three single power points. Television aerial outlet. Radiator. Electric coal effect fireplace with marble effect hearth and wooden surround. Two small storage cupboards. One wall wood lined with open archway to –

Dining Room area – 3.09m x 3.52m
One double power point. One single power point. Radiator. Alcove with display shelves and storage below. Walls wood lined to dado height. Laminate flooring. Door to –

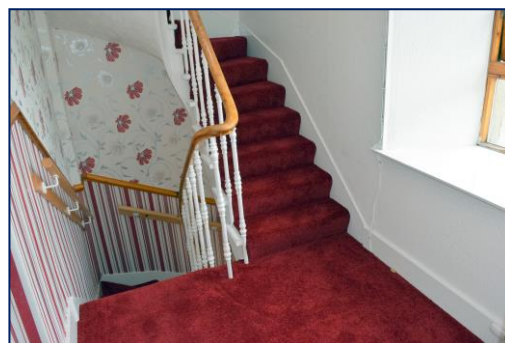
Back hall – Accessing WC, Kitchen and door to back garden. Walls and ceiling wood lined. Laminate flooring.

WC – 0.98m x 1.14m
WC, wash hand basin. Walls and ceiling wood lined.

Kitchen – 3.14m x 2.59m
Three double power points. One single power point. Wall and base units with composite sink and drainer. Integral cooker hood. Central heating boiler. Plumbed for washing machine. Radiator.

Stairs to first floor landing – Accessing bedrooms 1,2, bathroom, walk in

cupboard. One single power point. Radiator.



Bedroom 1 – 3.06m x 3.49m
Two double power points. One single power point. Telephone connection point. Radiator. Triple wardrobe with shelves, hanging space, and mirrored doors. Under window storage cupboard.



Bedroom 2 – 4.34m x 2.61m
Two single power points. Radiator.

Bathroom – 1.95m x 3.36m
Suite comprising WC, pedestal wash hand basin, bath, over bath thermostatic shower. Radiator. Under window storage cupboard. Walls wood lined to dado height.



Walk in cupboard – 1.30m x 3.10m
Storage shelving. Clothes drying pulley.

Stairs to 2nd floor landing – Accessing bedrooms 3,4.

Bedroom 3 – 2.77m x 5.41m
Two single power point. Radiator. One wall with built in storage cupboards and dressing table.



Bedroom 4 – 2.85m x 3.55m
Two single power points. Shaving point. Radiator. Loft access by hatch.

Garden – Fully enclosed area with paved patio area, pebbled areas, lawn with some

shrubs and borders. Clothes drying facilities. Stone build storage shed. Outdoor tap.



(View from top window)

Video – A video of this property can be viewed on our website.

Postcode – KW1 5QF

Council Tax – Band D EPC – D59

Price – Offers around £90,000 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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