



Residential Property

Georgesons
Estate Agents

4 Hillhead Road, Wick



The Property

This two bedroom mid terrace property is situated within walking distance of the town centre and all local amenities including Noss Primary School which is just a short distance away. The property comprises lounge, kitchen, bathroom and two bedrooms. The property benefits from electric central heating and is double glazed throughout. There are enclosed gardens to the front and rear of the property. This would be ideal for a first time buyer or buy to let.

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 half glazed exterior door to –

Vestibule – 1.93m x 2.53m at widest point. Under stairs storage cupboard. Laminate flooring. Half glazed wooden door to –

Hall – Accessing lounge, kitchen/diner, porch and stairs to first floor landing. One double power point. Smoke detector. Storage heater. Laminate flooring.

Lounge – 4.00m x 3.58m
Three double power points. Television aerial outlet. Telephone connection point. Storage heater.

Kitchen/Diner – 3.14m x 3.66m
Four double power points. One single power point. Wall and base units with ceramic bowl and half sink and drainer. Plumbed for washing machine.

Porch – 1.07m x 1.14m
Storage cupboard. Laminate flooring with mat well. Half glazed wooden door to rear garden.

Stairs to first floor landing – Accessing bedrooms and bathroom. Cylinder cupboard with slatted shelf. Smoke detector.



Bedroom 1 – 3.05m x 3.60m
Three double power points. Panel heater. Triple wardrobe with shelves, hanging space and mirrored doors. Laminate flooring.

Bedroom 2 – 3.50m x 3.64m at widest point. Two double power points. Panel heater. Storage cupboard. Loft access by hatch.



Bathroom – 1.67m x 1.87m
Suite consisting WC, wall hung wash hand basin, bath with over bath electric shower. Walls partially tiled.

Front Garden – Fully enclosed pebbled and paved area.

Rear Garden – Laid to grass. Garden storage shed.

Postcode – KW1 4JE

Council Tax – A EPC – E50

Price – Offers in the region of £60,000 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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