



## Residential Property

Georgesons  
Estate Agents

# 4 Thurso Street, Wick



### The Property

This two bedroom stone built end terraced house is conveniently situated within walking distance of Wick high School, Newton Park Primary school and the town centre with all local amenities. In excellent decorative order the accommodation comprises of lounge, kitchen/diner, two bedrooms, bathroom, shower room, box room and utility room. The property benefits from gas central heating and uPVC double glazing throughout. There is also a small shared garden to the rear of the property with street access. This property would make a beautiful family home.

### The Area

Wick is the most northerly town on the East Coast of Scotland and on the very popular NC500 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, 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 and bus link to Inverness and further south. Wick is also close to the ferry terminals leading on to Orkney Islands.



### **Exterior uPVC door to –**

#### **Vestibule – 2.05m x 0.99m**

Walls wood lined to dado height.  
Wooden glazed door to –

**Main Hall** – Accessing stairs to first floor landing, utility room. One double power point. Radiator. Wall storage cupboard. Walls wood lined to dado height.

**Utility Room** – 2.94m x 2.37m at widest points. One single power point. Under stairs storage cupboard.

### **Wooden stairs to split landing –**

#### **Bathroom – 1.82m x 1.99m**

Suite consisting WC, pedestal wash hand basin, bath. Heated towel rail. Walls tiled to dado height.

**Stairs to first floor landing** – Accessing lounge, kitchen/diner, stairs to 2<sup>nd</sup> floor landing. One double power point. One single power point. Radiator.

#### **Lounge – 3.95m x 4.56m**

Three double power points. Television aerial outlet. Radiator. Solid fuel open fireplace with cast iron and wooden surround and a Caithness Stone hearth. Storage cupboard with shelves.

**Kitchen/Diner** – L Shaped. 3.95m x 4.63m at widest point. Five double power points. Two single power points. Radiator. Wall and base units with stainless steel bowl and half sink and drainer. Plumbed for washing machine. Tiled effect laminate flooring.

### **Wooden stairs to split landing –**

#### **Shower Room – 1.80m x 1.98m**

Suite consisting WC, pedestal wash hand basin, corner shower enclosure with Mira thermostatic shower. Heated towel rail. Walls and floor tiled.

**Stairs to 2<sup>nd</sup> floor landing** – Accessing bedrooms and box room. One double power point. Skylight. Smoke detector. Loft access by hatch. Wooden floor.

#### **Bedroom 1 – 3.92m x 4.58m**

Two double power points. Radiator. Storage cupboard.

#### **Bedroom 2 – 4.01m x 3.28m**

Three double power points. Radiator. Built in storage cupboard with shelves and hanging space.

#### **Box room – 2.67m x 1.34m**

One double power point. Radiator.

**Rear Garden** – Shared lawn area with clothed drying facilities. Street access. Storage shed.

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

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### **Postcode – KW1 5QD**

**Council Tax** – Band A **EPC** – D64

**Price** – Offers in the region of £85,000 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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