



Georgesons  
Estate Agents

## Residential Property

# 62a Henrietta Street, Wick



### **The Property**

Situated within easy walking distance of Wick town centre, this two bedroomed top floor flat is tastefully decorated and well presented. The accommodation comprises of lounge, kitchen, bathroom and two double bedrooms. The property benefits from gas central heating and single glazing windows throughout. This property would be ideal for a first time buyer or a buy to let market.

### **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.



Exterior door to stairs leading to half glazed wooden door to –

**Hall** – Accessing all rooms. One double power point. Radiator. Smoke detector. Storage cupboard. Loft access by hatch.

**Bedroom 1** – 3.31m x 3.70m  
Two double power points. Radiator. Storage cupboard.



**Bedroom 2** – 3.29m x 3.16m  
Two double power points. Radiator.



**Lounge** – 4.39m x 3.78m  
Three double power points. Gas fire with wooden surround. Alcove with display shelves and storage cupboard below. Laminate flooring.

**Bathroom** – 1.78m x 2.05m  
Suite consisting WC, pedestal wash hand basin, bath with over bath electric shower. Walls partially tiled.



**Kitchen/Diner** – 3.13m x 3.36m  
Wall and base units with stainless steel sink and drainer. Integral gas hob, electric oven, cooker hood, fridge and freezer. Plumbed for washing machine. Cylinder cupboard. Breakfast bar. Radiator. Walls partially tiled. Laminate flooring.

**Front Garden** – Fully enclosed area laid to lawn.

**Rear Garden** – Fully enclosed area laid to lawn. Clothe drying facilities. Wooden storage shed.

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**Postcode** – KW1 4HE

**Council Tax** – Band A **EPC** – E52

**Price** – Offers in the region of £55,000 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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