



## Residential Property

# 7 Harbour Terrace, Wick

Georgesons  
Estate Agents

## 3 separate apartments



### **The Property**

A rare opportunity to purchase a large property occupying two floors, currently let as three separate apartments. Decorated to a good standard these fully furnished apartments are situated near Wick harbour, within close walking distance of the town centre and all local amenities. The accommodation comprises of a communal ground floor entrance and hall leading to a spacious first floor three bedroom apartment with lounge, kitchen/diner and bathroom, with two one bed apartments on the second floor, first floor access to courtyard. The property benefits from mains gas central heating on the first floor, electric heating on second floor and double glazing throughout. With views over Wick harbour and out to sea, the popular rental property is currently occupied by sitting tenants, generating an income of around £1100 per calendar month.

### **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, 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.

## Apartment 7



**Communal uPVC door to –**

**Hall – 4.35m x 1.48m**

Tiled flooring. Four pane wooden door to communal stairwell leading to –

**1<sup>st</sup> floor flat –** Wooden door to –

**Hall –** Accessing all rooms. Single power point. Two radiators. Telephone connection point. Smoke detector. Wooden flooring.

**Kitchen – 3.36m x 3.88m**

Wall and base units. Stainless steel sink and drainer. Integral gas hob, electric oven, cooker hood and microwave. Plumbed for washing machine. Radiator. Laminate flooring.

**Lounge – 5.09m x 3.89m**

Two double power points. Radiator. Storage cupboard. Stone feature fireplace.

**Bathroom – 4.53m x 2.32m**

Suite consisting off pedestal wash hand basin, WC, bidet, free standing bath, shower enclosure with electric shower. Radiator. Alcove with shelves and cupboard. Tiled flooring.

**Bedroom 1 – 4.11m x 3.62m**

Two double power points. Radiator. Built in double wardrobe with shelf, hanging space and mirrored sliding doors.

**Bedroom 2 – 3.77m x 3.24m**

Two double power points. Radiator. Storage cupboard.

**Bedroom 3 – 3.80m x 2.72m**

Two double power points. Telephone connection point. Feature tiled fireplace. Radiator.

**EPC – C80**

**Home Report Valuation  
£80,000**



## Apartment 7a



**Stairwell leading to 2<sup>nd</sup> floor landing**  
– Accessing flats A & B. Storage cupboard.

**Flat A – Wooden door to –**

**Hall** – Accessing all rooms. One single power point.

**Shower room – 1.77m x 2.99m**  
Suite consisting of WC, pedestal wash hand basin, shower enclosure with electric shower. Wall heater. Laminate flooring.

**Bedroom 1 – 4.11m x 3.01m**  
One double power point. Wall heater.

**Kitchen/lounge – 2.20m x 5.16m** at widest points. Four double power points. Wall and base units with stainless steel sink and drainer. Plumbed for washing machine. Wall heater. Kitchen area has laminate flooring.

**EPC – D66**

**Home Report Valuation**  
**£53,000**

## Apartment 7b



### Flat B – Wooden door to –

**Hall** – Accessing all rooms. One single power point. Loft access by hatch.

### Shower room – 1.49m x 2.38m

Suite consisting of WC, pedestal wash hand basin, shower enclosure with electric shower. Wall heater. Extractor fan.

### Bedroom 1 – 2.28m x 3.39m

Two double power points. Panel heater.

### Kitchen/diner – 5.00m x 3.87m

Five double power points. Alcove with shelves. Wall and base units with stainless steel sink and drainer. Integral ceramic hob, electric oven and cooker hood. Plumbed for washing machine.

**EPC** – D65

**Home Report Valuation**  
**£56,000**

**Postcode** – KW1 HB

**Council Tax** – Band A

**Price** – Offers over £189,000 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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