



Residential Property

Georgesons Estate Agents 8 Nicholson Street, Wick



The Property

An opportunity to get on to the property ladder with this mid terraced two bedroom house, ideal for a first time buyer. Situated in a quiet cul-de-sac residential area of the town which is close to all local amenities. In good decorative order the accommodation comprises of lounge, kitchen, bathroom and two bedrooms. The property benefits from electric storage heating and double glazing throughout. There are enclosed low maintenance front and rear gardens.

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.



Half glazed wooden door to –

Vestibule – 0.83m x 1.85m. Storage cupboard. Two pane wooden door to –

Hall – Accessing lounge, kitchen, back porch, stairs to first floor landing. One single power point. Storage heater. Smoke detector.



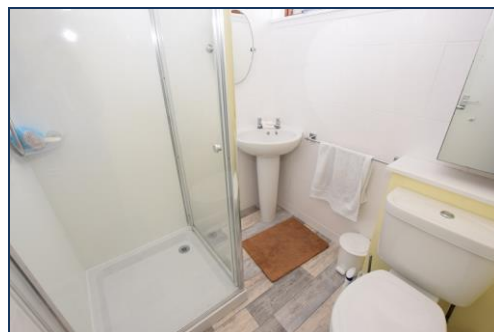
Lounge – 4.09m x 3.67m. Two single power points. One double power point. Two storage heaters. Built in electric fire display unit.

Kitchen – 3.15m x 3.71m. Two double power points. Two single power points. Wall and base units with stainless steel bowl and half sink and drainer. Plumbed for washing machine. Storage heater.

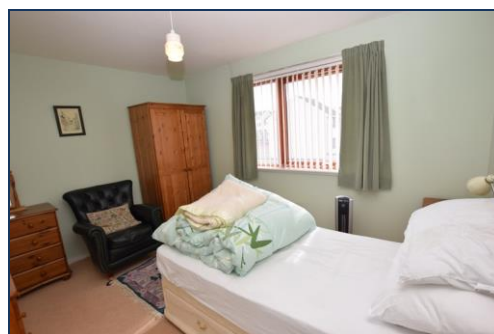
Back Porch – 1.12m x 1.85m. Storage unit. Wooden flooring with mat well. Half glazed wooden door to rear garden.

Stairs to first floor landing – Accessing bedrooms, bathroom. One single power point. Cylinder cupboard. Smoke detector.

Bathroom – 1.64m x 1.83m. Suite consisting WC, pedestal wash hand basin, shower enclosure with electric shower unit. Shower area wet walled. Wall heater. Walls partially tiled.



Bedroom 1 – 3.65m x 3.66m. Two single power points. Telephone connection point. Panel heater. Storage cupboard with shelves and hanging space.



Bedroom 2 – 2.86m x 3.68m. Two single power points. Panel heater. Storage cupboard with shelves and hanging space.

Front Garden – Paved area with flower border.

Rear Garden – Laid mainly to lawn with some shrubs. Wooden storage shed. Clothes drying facilities.

Postcode – KW1 5HH

Council Tax – Band A **EPC** – E54

Price – Offers in the region of £65,000 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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