



Residential Property

Georgesons
Estate Agents

Kelvin, 21 Newton Road, Wick



The Property

A rare opportunity to purchase a spacious three bedroom well-presented traditional stone built residence, situated in a pleasant sought after area of the town yet within close proximity of the new Wick High School Campus, Primary School, Newton Park Primary school and all amenities. The property benefits from gas central heating and has UPVC double glazing throughout. Finished to a very high standard this property is in excellent decorative order throughout and retains many original features. The spacious accommodation comprises of sitting room, lounge, kitchen/diner, sunroom/dining room, three bedrooms, utility, WC and bathroom. Set in its own enclosed well maintained and established grounds, the property is mostly laid to grass with a large mono block driveway with ample parking for several vehicles. There is an attached garage with a loft space which also has power and light. This property is walk in condition and 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, B&M, Superdrug and Argos, together with all most 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.



Half glazed UPVC door to –

Vestibule - 1.18m x 1.26m. Storage cupboard. Tiled flooring. Half glazed wooden door to –

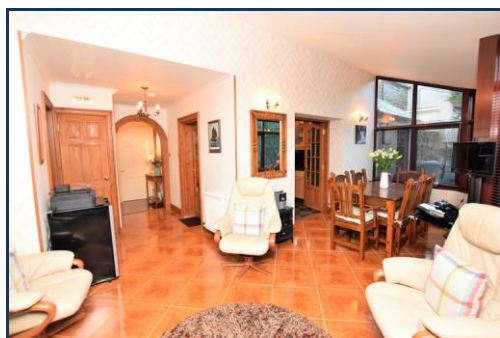
Main Hall – Accessing lounge, 2nd lounge/bedroom 4, open archway to sunroom/dining room, stairs to first floor landing. One double power point. One single power point. Radiator. Tiled flooring.

Lounge – 4.48m x 4.84m. Bay window. Four double power points. One single power point. Telephone connection point. Television aerial and satellite points. Multi fuel stove set in chimney with wooden surround and Caithness Stone hearth. Two radiators.



2nd Lounge/Bedroom 4 – 4.44m x 4.76m. Bay window. Seven double power points. Television aerial point. Gas coal effect fireplace with wooden surround and Caithness Stone hearth. Radiator.

Sun Room/Dining Room – L Shaped. Accessing Kitchen, utility room. Triple aspect. 6.75m x 6.09m at widest points. Seven double power points. Five 5amp points. Two telephone connection points. Two television aerial points. Storage cupboard with shelves. Smoke detector. Two radiators. $\frac{3}{4}$ glazed patio doors to garden. Tiled flooring.



Kitchen – 3.15.x 3.83m. Six double power points. Television aerial point. Wall and base units with stainless steel sink and drainer. Integral fridge, dishwasher, double oven, Neff

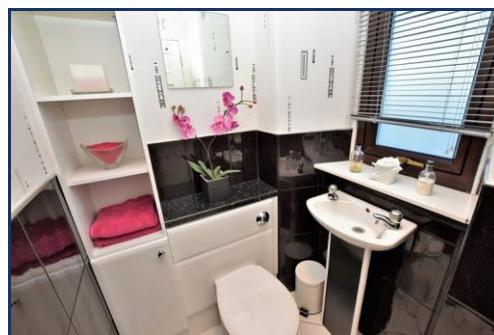
hob and cooker hood. Breakfast bar. Radiator. Tiled flooring.

Utility Room – 3.15m x 2.04m. Three double power points. Wall and base units. Plumbed for washing machine and American style fridge freezer. Gas central heating boiler. Carbon monoxide detector. Fully glazed door to garden. Tiled flooring.



Stairs To Half Landing – Accessing WC.

WC – 1.41m x 1.63m. WC. Wash hand basin. Storage unit. Walls Tiled to dado height. Tiled flooring.



Stairs To First Floor Landing – Accessing bedrooms 1,2,3, bathroom. One single power point. Access to loft by hatch and fitted ladder. Storage cupboard with shelves, hanging space and two double power points. Radiator.

Bedroom 1 – 4.44m x 4.07m. Two single power points. Two double power points. Television aerial point. Two built in wardrobes with hanging space. Window seat with storage below. Solid fuel open fireplace with original cast and wooden surround. Radiator.



Bedroom 2 – 4.45m x 4.12m. Two double power points. One single power point. Storage cupboard. Solid fuel open fireplace with original cast and wooden surround. Radiator.



Bedroom 3 – 3.29m x 4.15m. One single power point. Two double power points. Television aerial point. Alcove with shelves. Radiator.



Bathroom – 4.48m x 1.58m. Suite consisting fitted WC, wash hand basin storage unit. Bath with shower head. Walk in double shower cubicle with thermostatic shower unit with rain head and body jets. Storage cupboard. Heated towel rail. Under floor heating. Extractor fan. Walls and floor fully tiled. UPVC ceiling panels.



Garage – 8.94m x 3.09m. Five double power points. Concrete floor. Loft space for storage. Up and over vehicular door.

Garden – Fully enclosed area with lawn to the front side and rear of the property with some tree's shrubs and flower borders. Monoblock driveway to the rear of the property. Storage shed. Clothes drying facilities.

Postcode –KW1 5LT EPC - D62

Council Tax Band - D

Price – Offers over £225,000 to 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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