



## **Residential Property**

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**Georgesons**  
Estate Agents

# **Stuartfield, Francis Street, Wick**



### **The Property**

A rare opportunity to purchase this four bedroom charming and 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 original ornate cornices in most rooms and many other original features. Finish and fitted to a high standard this property is in excellent decorative order, with spacious accommodation comprising of sitting room, lounge, kitchen/dining room, four bedrooms, utility, bathroom and shower room. Set in its own enclosed grounds, the property is surrounded by mature trees and mostly laid to grass with a patio area to the rear, two storage sheds, green house and a summer house with power and light. There is a large gravel driveway to the front and side with ample space for several vehicles.

### **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.



Wooden door to –

**Vestibule** – 2.07m x 2.16m

Mosaic tiled flooring. Two pane wooden door to –



**Hall** – Accessing lounge, sitting room, back hall, stairs to first floor landing. Radiator. Wooden flooring.

**Sitting Room** – 5.63m x 5.39m at widest points. Double aspect. Bay window. Three double power points. Two television aerial outlets. Radiator. Solid fuel open fireplace with wooden and original cast iron surround and Caithness stone hearth. Alcove with shelves.

**Lounge** – 3.66m x 5.08m at widest point. Three double power points. Two television aerial outlets. Radiator.



**Back Hall** – 1.86m x 0.97m

Accessing WC, kitchen/diner. Smoke detector. Karndean flooring.

**WC** – 1.92m x 1.30m at widest point.

WC. Pedestal wash hand basin. Extractor fan. Wooden lined to dado height. Tiled flooring.

**Kitchen/Diner** – 3.71m x 7.40m

Double aspect. Five double power points. One single power point. Telephone connection point. Two radiators. Wall and base units with Belfast sink and oak block worktops. Integral washing machine, fridge and freezer. Karndean flooring. Partially glazed wooden doors to courtyard. Two pane wooden door to rear garden.



**Stairs to first floor landing** – Accessing bedrooms, bathroom. One single power point. Storage cupboard with shelves and hanging space. Smoke detector.

**Bathroom** – 2.05m x 1.74m

Suite consisting WC, pedestal wash hand basin, bath with over bath thermostatic shower and shower screen. Heated towel rail and radiator. Loft access by hatch. Walls tiled to dado height.



**Bedroom 1** – 3.97m x 4.02m at widest point. Three double power points. Telephone connection point. Radiator.



**Bedroom 2** – 4.31m x 3.58m. One double power point. One single power point. Radiator.

**Bedroom 3** – 3.20m x 3.58m. One double power point. Radiator. Built in wardrobes with shelves and hanging space and mirrored doors.



**Annex** – Fully glazed uPVC door to –

**Utility Room** – 3.55m x 2.04m at widest points. One double power point. Two single power points. Wall and base units with stainless steel sink and drainer. Wooden door to courtyard. Door to –

**Bedroom 4** – 3.02m x 4.97m. Six double power points. Telephone connection points. Laminate flooring. Fully glazed patio doors to garden. Door to –

**Shower Room** – 2.03m x 2.42m at widest points. Suite consisting WC, wall hung wash hand basin, corner shower enclosure with thermostatic shower. Heated towel rail. Extractor fan. Loft access by hatch. Walls and floor fully tiled.

**Front Garden** – Fully enclosed area with gravel driveway providing off road parking for several vehicles. Caithness stone patio area. Mature tree, shrubs and flower borders. Wooden door to courtyard which is gravelled and paved. Outdoor tap.



**Rear Garden** - Walled garden laid mainly to grass with mature trees shrubs and flower borders. Paved patio area. Green house. Wooden summer house. Two wooden storage sheds.

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**Postcode** – KW1 5PZ

**Council Tax** – Band D EPC – E53

**Price** – Offers in the region of £205,000 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.

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