



## **Residential Property**

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Georgesons  
Estate Agents

# **Wakefield, Staxigoe**



### **The Property**

This detached property is situated in the peaceful village of Staxigoe and boasts beautiful views out to sea. In excellent decorative order, accommodation comprises, lounge, kitchen/diner/sun room, shower room, three bedrooms, attic room and bathroom. The property benefits from oil central heating and UPVC double glazing throughout. The front garden has a concrete area which permits off-road parking and leads to an attached garage with power and light. The fully enclosed rear garden is mainly laid to grass with three patio areas, raised decking area and storage sheds. This property would make a beautiful family home.

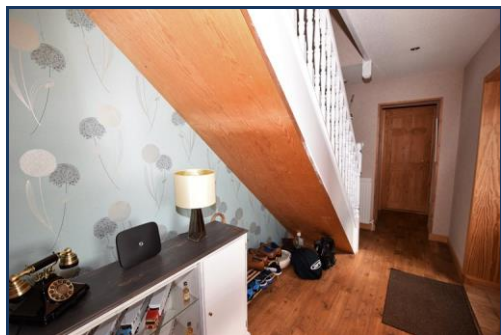
### **The Area**

Staxigoe is a small village, situated on the outskirts of Wick. It is a picturesque fishing village with beautiful harbour and has a regular bus route. 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.



uPVC half glazed door to –

**Hall** - Accessing lounge, stairs to first floor landing, corridor accessing bedroom 1, bathroom, kitchen/diner/sun room. One single power point. Telephone connection point. Smoke detector. Storage cupboard.



**Kitchen/diner/sun room** – 7.06m x 3.96m L-Shaped. Double aspect. Six double power points. One single power point. Wall and base units with stainless steel bowl and half sink and drainer. Integral double electric oven, ceramic hob, cooker hood, fridge/freezer, dishwasher. Fully glazed patio doors to rear garden. Radiator.

**Lounge** – 3.70m x 6.33m  
Double aspect. Two double power points. Two single power points. Radiator. Electric log effective fire place with wooden surround. Door accessing kitchen/diner/sun room. Wooden flooring.



**Stairs to first floor landing** – Accessing bedrooms 2, 3, shower room and stairs to attic room. One single power point. Smoke detector. Cylinder cupboard with slatted shelves.

**Bathroom** – 2.99m x 3.15m  
Suite consisting WC, pedestal wash hand basin, Jacuzzi bath, double shower enclosure with electric shower. Shower area wet walled. Walls tiled to dado height. Radiator.

**Shower room** – 3.10m x 1.78m  
Suite consisting WC, wash hand basin, built in shower cubicle with electric shower. Shelved alcove. Radiator.

**Bedroom 1** – 2.98m x 3.15m  
Two double power points. One single power point. Built in wardrobe with shelves, hanging space and mirrored door. Radiator.



**Bedroom 2** – 4.41m x 3.09

Three double power points. Walk in wardrobe with shelves and hanging space. Radiator.

**Bedroom 3** – 3.49m x 3.77m

Two single power points. Radiator.

**Stairs to –**

**Attic room** – 2.63m x 8.12m. Two double power points. Eaves access. Radiator.

**Attached garage** – 6.61m x 3.67m

Power and lights. Concrete floor. Up and over vehicular door. Half glazed UPVC door to rear garden.

**Front garden** – Concrete patio area. Off road parking. Oil central heating storage tank and boiler to the side of property.

**Rear garden** – Fully enclosed area laid mostly to lawn with mature trees and

shrubs. Patio areas. Raised decked area. Clothes drying facilities. Outside tap. Storage sheds.



**Video** – A video of this property can be viewed on our website.

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**Postcode** – KW1 4QY

**Council Tax** – Band D **EPC** – E45

**Price** – Offers in the region of £145,000 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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