



Residential Property

Georgesons
Estate Agents

6 Union Street, Wick

REDUCED £5,000 BELOW HOME REPORT VALUATION



The Property

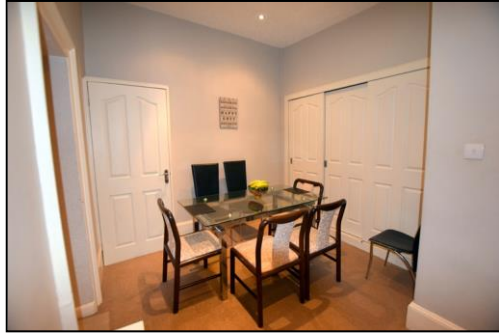
This three bedroomed first floor flat is ideally situated in a quiet but convenient area of town close to all amenities and within walking distance to Wick town centre. In excellent decorative order throughout, this spacious accommodation comprises of, lounge, kitchen, dining room, bathroom and three bedrooms. The property benefits from town gas central heating and UPVC double glazing throughout. This property is ideal for a first time buyer or for buy to let purposes.

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.



Vestibule – 1.42m x 1.61m
Laminate flooring. Half glazed wooden door to -



Entrance Hall – Accessing stair to first floor landing. One double power point. Radiator.

Accessing dining room, lounge, bedroom 1. Radiator. Smoke detector.

Dining Room – 4.25m x 2.86m at widest point. One double power point. Radiator. Built in triple storage cupboard with shelves and hanging space. Cylinder cupboard. Door to bathroom. Entrance way to –

Kitchen – 3.12m x 2.79m
Two double power points. Two single power points. Wall and base units with bowl and half stainless steel sink and drainer. Integral cooker hood and dishwasher. Plumbed for washing machine. Laminate flooring.

Bathroom – 2.99m x 1.81m
Suite consisting WC, pedestal wash hand basin, bath with over bath electric Mira shower unit. Radiator. Extractor fan. Laminate flooring.

Lounge – 3.67m x 4.81m
Four double power points. Two telephone connection points. Gas coal effect fire with wooden surround. Radiator. Laminate flooring.

Bedroom 1 – 4.87m x 2.78m
Two double power points. Radiator.

Stairs to second floor landing –
Accessing bedroom 2 and 3. Smoke detector.



Bedroom 2 – 3.37m x 5.78m
Four double power points. Television aerial outlet. Radiator. Eaves access.

Bedroom 3 – 3.08m x 3.59m
Two double power points. Radiator.

Postcode – KW1 4NY

Council Tax – Band B **EPC** – E41

Price – Offers in the region of £70,000 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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