



Residential Property

11 Union Street, Wick

Georgesons
Estate Agents



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. Recently renovated and in good decorative order throughout, this spacious accommodation comprises of, lounge, kitchen, shower room and three bedrooms. The property benefits from newly installed electric 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. 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.



Wooden exterior door to –

Vestibule – 1.08m x 2.05m. Wooden floor.
Two pane wooden door to –

Hall – Accessing stairs to first floor landing.
One single power point. Under stairs storage
cupboard. Smoke detector.

1st Floor Landing – Accessing kitchen,
lounge, bedroom 1, shower room. Smoke
detector.

Kitchen – 2.73m x 3.30m. Five double power
points. Two single power points. Wall and
base units with composite bowl and half sink
and drainer. Integral hob and double electric
oven. Plumbed for washing machine.
Radiator. Laminate wood effect flooring.

Lounge – 3.90m x 4.88m. Two double power
points. Radiator. Smoke detector.

Bedroom 1 – 3.71m x 4.90m. Three double
power points. Telephone connection point.
Radiator. Smoke detector.

Shower Room – 2.34m x 3.15m. Suite
consisting WC, pedestal wash hand basin,
walk in shower enclosure with electric shower
unit. Walls partially wet walled. Radiator.
Cylinder cupboard.



Stairs to 2nd Floor Landing – Accessing
bedrooms 2 & 3. Storage cupboard with
shelves. Loft access by hatch. Skylight.

Bedroom 2 – 3.84m x 4.64m at widest point.
Three double power points. Radiator. Smoke
detector.



Bedroom 3 – 3.78m x 4.68m. One double
power point. Radiator. Smoke detector.
Eaves access.

Postcode – KW1 5ED

Council Tax – Band B EPC – G20

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.

Georgesons Estate Agency Ltd

**22 Bridge Street
Wick
Caithness KW1 4NG
Tel: (01955) 602222
Fax: (01955) 603016**

**19 Traill Street
Thurso
Caithness, KW14 8EG
Tel: (01847) 892225
Fax: (01847) 892235**

**22 High Street
Tain
Ross-shire, IV19 1AE
Tel: (01862) 892555
Fax: (01862) 894861**

Email: karen@georgesonsproperty.co.uk

Email: sarah@georgesonsproperty.co.uk

Email: tain@georgesonsproperty.co.uk

Website: www.georgesonsproperty.co.uk