



Residential Property

13 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, bathroom and three bedrooms, two of which are en-suite. The property benefits from newly installed 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. 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.



Vestibule – 1.17m x 2.03m. Walls wood lined to dado height. Laminate flooring. Nine pane wooden door to –

Hall – Accessing stairs to first floor landing. Storage cupboard with shelves. Two single power points. Laminate flooring.

First floor landing – Accessing kitchen, bedroom 1, lounge, bathroom. One single power point. Storage cupboard. Laminate flooring. Smoke detector.

Kitchen – 3.05m x 3.40m. Four double power points. Two single power points. Radiator. Wall and base units with stainless steel sink and drainer. Plumbed for washing machine. Laminate flooring.

Bedroom 1 – 4.16m x 4.94m. Three double power points. Two single power points. Radiator. Laminate flooring. Smoke detector.



Lounge – 4.10m x 4.91m. Three double power points. Five single power points. Radiator. Smoke detector. Electric coal effect fireplace with wooden surround. Laminate flooring.

Bathroom – 2.87m x 2.08m. Suite consisting WC, built in wash hand basin, corner bath with over bath electric shower. Radiator. Walls partially tiled.

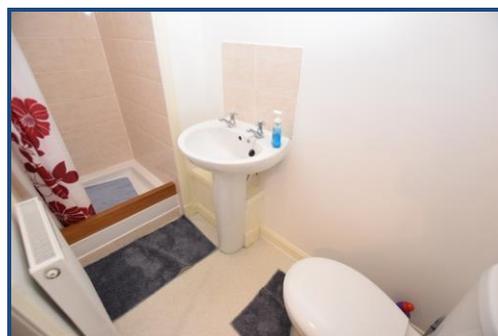
Stairs to 2nd floor landing – Accessing bedrooms 2 & 3.

Bedroom 2 – 2.92m x 5.21m. Four double power points. Radiator. Television aerial outlet. Smoke detector. Eaves access. Laminate flooring. Door to –

En suite – 1.04m x 2.35m. WC, pedestal wash hand basin, built in shower enclosure with electric shower unit. Radiator. Extractor fan.

Bedroom 3 – 2.95m x 5.17m. Four double power points. Radiator. Smoke detector. Eaves access. Laminate flooring. Door to –

En suite – 1.05m x 2.47m. WC, pedestal wash hand basin, built in shower enclosure with electric shower unit. Radiator. Extractor fan.



Postcode – KW1 5ED

Council Tax – Band B **EPC** – D57

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.

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